



98 JAN 20 19:01

STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to DOUG CULLEY

Grantor,

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
Lot 9, Block 3, TRACT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 2309-002AO-06600 Key No. R699541

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A" ATTACHED

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 29,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 6 day of Jan 1998

[Signature]  
HAROLD ELLIOT

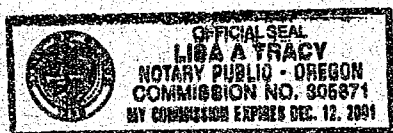
STATE OF OREGON

County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 06 day of January, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HAROLD ELLIOT

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]  
Notary Public for Oregon.  
My Commission expires DECEMBER 12, 2001

Title Order No. K-51799  
Escrow No. 9740571

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DOUG CULLEY  
39450 LUCKIAMUTE RD.  
PHILOMATH, OR 97370

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

DOUG CULLEY  
39450 LUCKIAMUTE RD.  
PHILOMATH, OR 97370

Name, Address, Zip

## EXHIBIT "A"

2. An easement created by instrument, including the terms and provisions thereof;  
 Recorded : July 31, 1983 in Volume 347, page 78, Deed records of Klamath County, Oregon  
 Favor of : Fred L. Mahn  
 For : 60' wide road  
 Affects : NW 1/4 NE 1/4 & NE 1/4 NW 1/4 Sec. 2

3. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument  
 Recorded : May 29, 1981 in Volume M81, page 2488, Deed records of Klamath County, Oregon

4. Restrictions shown on the recorded plat and contained in the declaration of Little River Ranch, as follows: "fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service areas, and common areas shall be conveyed, by owners, to the Little River Ranch Homeowners Association. Dedicate, donate and convey to Klamath county Lot 10, Block 5 for public facilities purposes."

5. Regulations and Assessments of Little River Ranch Property Homeowners Association.

6. An easement created by instrument, including the terms and provisions thereof;  
 Recorded : May 1, 1984 in Volume M84, page 7181, Deed records of Klamath County, Oregon  
 Favor of : Midstate Electric Cooperative, Inc.  
 For : line extensions

7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$224,000.00  
 Dated : August 11, 1985  
 Recorded : August 18, 1985 in Volume M95, page 21767, Mortgage records of Klamath County, Oregon  
 Grantor : Harold Elliot  
 Trustee : Bend Title Company, an Oregon corporation  
 Beneficiary : Martha C. Rohlfing  
 (covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 20th day  
 of January A.D., 19 98 at 9:01 o'clock A.M., and duly recorded in Vol. M98  
 of Deeds on Page 1634

FEE \$35.00

By Bernetha G. Leisch County Clerk  
Kathleen Reed

