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'98 APR 29 P2:34

Vol. m98 Page 14274

## STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to RAYMOND D. WOOD and WANDA L. WOOD, husband and wife, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Lot 25 in Block 3 Plat No. 1204, Little River Ranch according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Grantee,

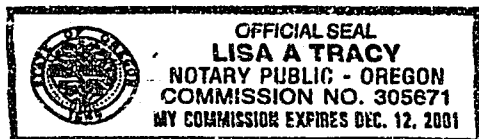
Account No. 2309-2B-1500

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 \$ 31,950.00 (Here comply with the requirements of ORS 93.030)Dated this 28 day of April 19 98  
HAROLD ELLIOTSTATE OF OREGON  
County of DESCHUTES } ss.BE IT REMEMBERED, That on this 28 day of April 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HAROLD ELLIOTknown 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.

  
Notary Public for Oregon.  
My Commission expires DECEMBER 12, 2001Title Order No. K-52237  
Escrow No. 9840141

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
RAYMOND D. WOOD

RT 2 BOX 528

BANDON, OR 97411

Name, Address, Zip

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

RAYMOND D. WOOD

RT 2 BOX 528

BANDON, OR 97411

Name, Address, Zip

35

## 2. Easement, including the terms and provisions thereof,

Dated : May 29, 1963  
Recorded : July 31, 1963, in Volume 347 page 76, Deed records of Klamath County, Oregon  
From : Harold D. Barclay and Dorothy Barclay, husband and wife  
To : Fred L. Mahn.

## 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 28, 1981 in Volume M81, page 9488, 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. Electric Line Right of Way Easement by instrument, including the terms and provisions thereof;

Recorded : May 1, 1982 in Volume M82, page 10889, Deed records of Klamath County, Oregon  
Favor of : Midstate Electric Cooperative, Inc.  
For : line extensions

## 7. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.

## 8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$224,000.00

Dated : August 11, 1995  
Recorded : August 16, 1995, 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 29th day  
of April A.D., 19 98 at 2:34 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 14274.

FEE \$35.00

By Bernetha G. Letsch, County Clerk