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'98 APR 29 P2:34

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STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to DENNIS E. COBB, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

Lot 7 Block 5, Tract 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. 2309-2A-3000

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 28th day of April 1998.

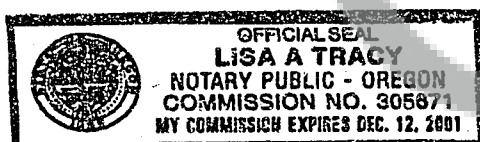

HAROLD ELLIOT

STATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 28 day of April 1998, 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.




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

Title Order No. K-52238
Escrow No. 9840140

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DENNIS E. COBB
2056 ALDEBRA ST.
EUGENE, OR 97402

Name, Address, Zip

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

DENNIS E. COBB
2056 ALDEBRA ST.
EUGENE, OR 97402

Name, Address, Zip

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

7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$48,000.00

Dated : August 1, 1994
Recorded : August 11, 1994, in Volume M94 page 24873, Mortgage records of Klamath County, Oregon
Grantor : Harold Elliot
Trustee : Bend Title Company
Beneficiary : Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust dated August 20, 1993, and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trust dated August 20, 1993, each as to an undivided 1/2 interest. (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 14279.

FEE \$35.00

By Bernetha G. Letsch, County Clerk