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Vol. 1118 Page 14378

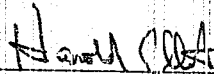
STATUTORY WARRANTY DEED

K-52192

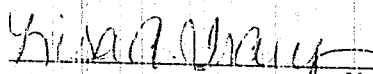
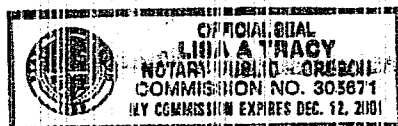
HAROLD ELLIOT

conveys and warrants to HOWARD RICE and CHERYL L. RICE, husband and wife, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 32 in Block 3 of 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. 2309-2B-800

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A"
ATTACHEDTHIS 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 \$ 27,855.00 (Here comply with the requirements of ORS 93.030)Dated this 14 day of April, 1998
HAROLD ELLIOT

STATE OF OREGON

County of DESCHUTES } ss.BE IT REMEMBERED, That on this 14 day of April, 1998, 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. 144772Escrow No. 9840122

After recording return to:

HOWARD RICE

1413 S. CHERRY

CORNELIUS, OR 97113

Name, Address, Zip

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

HOWARD RICE

1413 S. CHERRY

CORNELIUS, OR 97113

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

14379

2. An easement created by instrument, including the terms and provisions thereof;

Recorded : July 31, 1963 in Volume 347, page 76, 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 28, 1981 in Volume M81, page 6488, 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 4th day
of May A.D., 19 98 at 11:20 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 14378

FEE \$35.00

By Bernetha G. Letrich, County Clerk