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98 OCT -5 P2:37

Vol. 1198 Page 36618

STATUTORY WARRANTY DEED  
K 53488 & S

HAROLD ELLIOT

conveys and warrants to MICHAEL WILSON and CHERYL WILSON, husband and wife Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
Lot 21 in Block 1 of 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.

Account No. 2309-2D-1100

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 1 day of Oct 19 98

Harold Elliot  
HAROLD ELLIOT

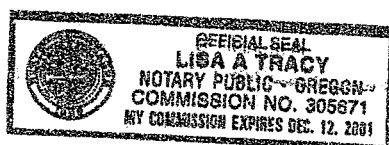
STATE OF OREGON

County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 18 day of October 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.



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

Title Order No. \_\_\_\_\_  
Escrow No. 9840477

After recording return to:

MICHAEL WILSON

7940 S "C"

SPRINGFIELD, OR 97478

Name, Address, Zip

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

MICHAEL WILSON

7940 S "C"

SPRINGFIELD, OR 97478

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

35

1. Taxes for the fiscal year 1988-89 are not yet payable.
3. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.
4. Easement, including the terms and provisions thereof,
  - Dated : May 28, 1983
  - Recorded : July 31, 1983, in Volume 347 page 78, Deed records of Klamath County, Oregon
  - From : Harold D. Barclay and Dorothy Barclay, husband and wife
  - To : Fred L. Mahn
5. Covenants, 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 9489, Deed records of Klamath County, Oregon
6. Easement as contained on the plat.
7. Reservations and restrictions as contained in the dedication of Little River Ranch.
8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$98,000.00
  - Dated : August 11, 1985
  - Recorded : August 16, 1985, in Volume M95 page 21772, Mortgage records of Klamath County, Oregon
  - Grantor : Harold Elliot
  - Trustee : Band Title Company, an Oregon corporation
  - Beneficiary : Ronald D. Rohlfing and Twila M. Rohlfing, husband and wife
  - Covers additional property

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 5th day  
 of October A.D., 19 98 at 2:37 o'clock P. M., and duly recorded in Vol. M98  
 of Deeds on Page 36618

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kurtin Rose