



69055

'98 NOV -3 P3:05

Vol. 1798 Page 40293

STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to MILTON STUBBS and ALBERT STUBBS, not as tenants in common, but with the right of survivorship Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
Lot 13, 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.

Account No. 2309-002A0-06200 Key No. R699499

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 \$ 32,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of Oct 1998

Harold Elliot
HAROLD ELLIOT

STATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 29 day of Oct. 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.



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

Title Order No. K-53127
Escrow No. 9840540

After recording return to:

MILTON STUBBS
24272 SE GRAVEL LANE
EAGLE CREEK, OR 97022

Name, Address, Zip

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

MILTON STUBBS
24272 SE GRAVEL LANE
EAGLE CREEK, OR 97022

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
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
Executed by : Kenneth D. Stevens
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 dedication of Plat No. 1204, Little River Ranch.
5. Regulations and Assessments of Little River Ranch Property Homeowners Association.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$123,000.00
Dated : June 21, 1994
Recorded : July 8, 1994 in Volume M94, page 21210, 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 U/D/T August 20, 1993 and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trust U/D/T 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 3rd day
of November A.D., 19 98 at 3:05 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 40293.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose