

72457

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After recording return to:

Theresa L. Rossman
153206 Collar Road
Lapine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

Theresa L. Rossman
153206 Collar Road
Lapine, OR 97739

Escrow No. 9840225
 Title No. K-53443

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Harold Elliot, Grantor, conveys and warrants to Theresa L. Rossman, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 in Block 4 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. 2309-002AO-04000

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 \$160,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 30 day of Dec, 1998.

Harold Elliot

Harold Elliot

STATE OF OREGON } ss.
 County of DESCHUTES

This instrument was acknowledged before me on this 30 day of Dec, 1998
 by HAROLD ELLIOT

Lisa A. Tracy

Notary Public for Oregon

My commission expires 12/12/01

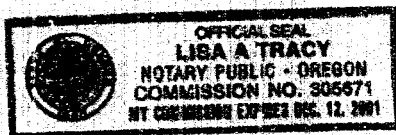


EXHIBIT "A"

2. An easement created by instrument, including the terms and provisions thereof;
 Recorded : July 31, 1963 in Volume 347, page 78, Deed records of Klamath County, Oregon
 Favor of : Fred L. Mahn
 For : road
3. Restrictions shown on the recorded plat and contained in the dedication of Plat No. 1204, Little River Ranch.
4. 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 8488, Deed records of Klamath County, Oregon
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 : utility purposes
 Affects : W 1/2 S 1/2 E 1/4 NE 1/4
7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$54,000.00
 Dated : March 20, 1994
 Recorded : May 1, 1994 in Volume M94, page 9577, Mortgage records of Klamath County, Oregon
 Grantor : Harold Elliot
 Trustee : Bend Title Company
 Beneficiary : Margaret L. Gregory and Irma L. DeGraff
 (covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 4th day
 of January A.D. 19 99 at 3:14 o'clock P.M., and duly recorded in Vol. M98
 of Deeds on Page 83
 By Linda Smith, County Clerk
Kathleen Rosa

FEE

\$35.00