



'99 FEB 18 P2:51

THIS SPACE RESERVED FOR RECORDER'S USE

Vr

After recording return to:

Phyllis G. Brinkley26609 SE Hereford LaneEagle Creek, OR 97023

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

Phyllis G. Brinkley26609 SE Hereford LaneEagle Creek, OR 97023Escrow No. 9940017Title No. K-53548**STATUTORY WARRANTY DEED**

Harold Elliot, Grantor, conveys and warrants to Golden Phoenix Enterprises, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 16 in Block 5, 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. 2309-2A-2100

This property is free of liens and encumbrances, EXCEPT:

As shown on 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 \$44,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of Feb, 1999.

Harold Elliot

STATE OF OREGON

County of DESCHUTES } ss.

This instrument was acknowledged before me on this 12TH day of FEBRUARY, 1999
by HAROLD ELLIOT

Notary Public for Oregon

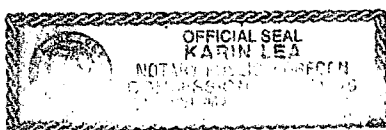
My commission expires 5-5-2000

EXHIBIT "A"

1. An easement created by instrument, 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
 By : Harold D. Barclay and Dorothy Barclay, husband and wife
 To : Fred L. Mahn
2. 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
3. Easements as contained on the plat.
4. Reservations and Restrictions as contained in the dedication 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 Ranch Homeowners Association. Dedication, donate and convey to Klamath County Lot 10 Block 5 for public facilities purposes."
5. Electric Line Right of Way, including the terms and provisions thereof,
 Dated : May 6, 1981
 Recorded : November 8, 1982 in Volume M82 page 15387, Deed records of Klamath County, Oregon
 From : Little River Ranch
 To : Midstate Electric Cooperative, Inc., a cooperative corporation
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$224,000.00
 Dated : August 11, 1995
 Recorded : August 16, 1995 in Volume M95 page 21767, Mortgage records of Klamath County, Oregon
 Grantor : Harold Elliot
 Trustee : Bend Title Company, an Oregon corporation
 Beneficiary : Martha C. Rohlfing
 covers additional property

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 18th day
 of February A.D., 1999 at 2:51 o'clock P. M., and duly recorded in Vol. M99
 of Deeds on Page 5672

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rose