

After recording return to:

200 HAY 15 FH 3 43

THIS SPACE RESERVED FOR RECORDER'S USE

17554

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State of Oregon, County of Klamath Recorded 05/15 /00, at 3:43 p. m. In Vol. M00 Page /7554 Linda Smith, County Clerk Fee\$ 21

Victor B. Allen
30525 Overholser Rd.
Cottage Grove, OR 97424-9724

Until a change is requested all tax statements shall be sent to the following address:
Victor B. Allen
30525 Overholser Rd.
Cottage Grove, OR 97424-9724

Escrow No. <u>004290</u> Title No. <u>K-55490</u>

## STATUTORY WARRANTY DEED

Harold Elliot, Grantor, conveys and warrants to Victor B. Allen and Sue Allen and Zackery L. Allen, not as tenants in common, but with the right of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7, Block 3 of PLAT NO. 1204, LITTLE RIVER RAHCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Easements, Covenants, Conditions and Restrictions of record, if any.

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)

Harold Elliot

STATE OF <u>OREGON</u>
County of <u>DESCHUTES</u>

**}** ss.

This instrument was acknowledged before me on this 12 day of MAY, 2000 by HAROLD ELLIOT

Notary Public for Oregon

My commission expires: 12/12/2001

