

After recording return to: 200 JUL 25 PM 3:23
RAYMOND D WOOD
153516 DEER COURT
LA PINE, OR 97739

TITLE ORDER NO: 51343
KEY ESCROW NO: 07-22496

Vol M00 Page 27258

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

mtc 51343
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

RALPH E OGAN Grantor,

conveys and warrants to:

RAYMOND D WOOD and WANDA L WOOD, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lot 28 in Block 3 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.

FOR EXCEPTIONS SEE EXHIBIT 'A' which by reference herein is made a part hereof

Tax Account No: R699738

Map No:

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.

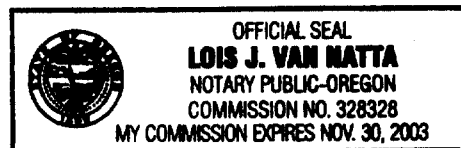
The true consideration for this conveyance is \$30,000.00 . However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 24th day of July, 2000.

GRANTOR(S):

Ralph E Ogan
RALPH E OGAN



STATE OF OREGON, County of Columbia) ss.

This instrument was acknowledged before me on July 24, 2000,
by RALPH E OGAN

Lois J. Van Natta
Notary Public for Oregon

My commission expires: 11/30/03

EXHIBIT A

SPECIAL EXCEPTIONS : 2000-2001 taxes

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.
2. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 29, 1963
Recorded: July 31, 1963
Volume: 347, page 76, Deed Records of Klamath County, Oregon
From: Harold D. Barclay and Dorothy Barclay
To: Fred L. Mahn
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Little River Ranch Homeowners Association.
4. Covenants, conditions and restrictions as shown on recorded plat, as follows:

Reservations and restrictions as contained in the declaration 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 River Ranch Homeowners Association. Dedicate, donate and convey to Klamath County, Lot 10, Block 5, for public facilities purposes.

5' x 30' Easement required for power guy lines and poles.

10' P.U.E. on all lot lines adjacent to roadway.

5' P.U.E. on each side of all side lot lines.
5. Subject to Restrictions as contained in instrument recorded in M81 at page 9485, Microfilm Records of Klamath County, Oregon, to wit:

"(3) All property within 200 yards of the River shall be subject to the following restrictions;

(a). Buildings must be suitable for year around use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. Pitch of the roof and size and spacing and ceiling joists must be adequate to withstand heavy snow packs. Roofs must be of wood shingle. All buildings, fences, and improvements must be constructed in workmanlike manner and kept in a condition of good repair. Exposed portion of foundation must be painted or sided if more than 12" above the ground. Exteriors to be finished with natural materials with a rustic appearance.

(b). All land owners must comply with the laws and regulations of the State of Oregon, county of Klamath, and any municipality applicable to fire protection, building construction, and public health.

(c). No commercial, professional, noxious, or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

(d). The cutting or removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property."
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 28, 1981 in Volume M81 at page 9488, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/25/00, at 3:28 p. m.
In Vol. M00 Page 27258
Linda Smith,
County Clerk Fee \$ 26⁰⁰