

2008-003650

Klamath County, Oregon



00042227200800036500010010

03/24/2008 11:42:21 AM

Fee: \$21.00

— Space above for Recorder's use only —

WARRANTY DEED

1st 1197526

KNOW ALL MEN BY THESE PRESENTS THAT, *Harold Elliot*, Grantor, for and in consideration of the sum of ***One Hundred Fifteen Thousand and 00/100*** Dollars to it paid by the grantees herein, do hereby grant, bargain, sell and convey unto ***Bryan Adams*** Grantees, the following tract of land more particularly described as follows:

LOT 3, 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.

TO HAVE AND TO HOLD the granted premises unto the said Grantees, their heirs and assigns forever.

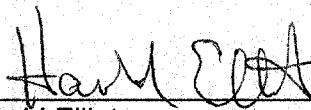
And the Grantor does covenant that it is lawfully seized in fee simple of the above granted premises free from all encumbrances **EXCEPT**,

1. Agreements, covenants, conditions, easements, reservations & restrictions of record, if any.

And that it will, its heirs, executors and administrators shall Warrant and forever defend the granted premises, against the lawful claims and demands of all persons, except as above stated.

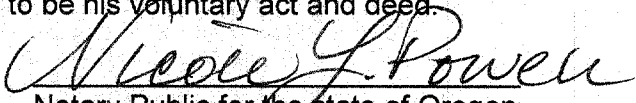
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LOTS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

WITNESS my Hand and Seal this 13th day of March, 2008


Harold Elliot

STATE OF OREGON
COUNTY OF DESCHUTES

Before me: on this 13th day of March, 2008, personally appeared the above named Harold Elliot and acknowledged the foregoing instrument to be his voluntary act and deed.

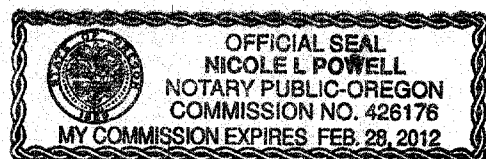

Notary Public for the state of Oregon
My Commission Expires:
Escrow # 403460NP

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

Bryan Adams
P.O. Box 649
Big Bear, CA 92314

After Recording Please Return to:

Bryan Adams
P.O. Box 649
Big Bear, CA 92314



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