

8769

WARRANTY DEED

Until a change is requested, all
tax statements shall be sent to:

3680 S.E. PELTON AVE.Troutdale, Oregon 97060

KENNETH D. STEVENS and PATRICIA A. STEVENS, husband and wife, Grantors, convey and warrant to FRED K. BAKER and NANCY C. BAKER, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lots Twenty-Two (22), Block One (1), LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- (1) Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of said property lying below the high water line of the Little Deschutes River.
- (2) Easement, including the terms and provisions thereof, executed by Harold D. Barclay and Dorothy Barclay, husband and wife, to Fred L. Mahn, dated May 29, 1963, recorded July 31, 1963, in Volume 347, Page 76, Deed Records of Klamath County, Oregon.
- (3) Declaration, restrictions, protective covenants and conditions, including the terms and provisions thereof, recorded May 28, 1981, in Volume M81, Page 9488, Deed Records of Klamath County, Oregon.
- (4) Easement as contained on the plat.

(5) 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."

The true consideration for this conveyance is NINE THOUSAND FIVE HUNDRED DOLLARS and No/100 (\$9,500.00).

DATED December 15, 1981.

Let to

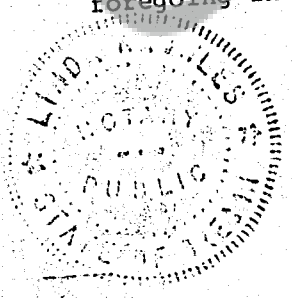


Kenneth D. Stevens
KENNETH D. STEVENS

Patricia A. Stevens
PATRICIA A. STEVENS

STATE OF OREGON)
County of Deschutes) ss.

Personally appeared the above named KENNETH D. STEVENS and PATRICIA A. STEVENS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Linda Knowles
Notary Public for Oregon
My Commission Expires: 2-22-82

STATE OF OREGON; COUNTY OF KLAMATH: ss.
I hereby certify that the within instrument was received and filed for record on the 2 day of Feb. A.D., 1982 at 10:22 o'clock A M., and duly recorded in Vol M 82 of Deeds on page 1280.
Fee \$ 8.00

EVELYN BIEHN
COUNTY CLERK
By [Signature] Deputy