

OK

24217

MTC 24841

Vol. m90 Page 25665

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR
KENNETH D. STEVENS and PATRICIA A. STEVENS, husband and wife

conveys and warrants to WALLACE WILLIAMS

Grantor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
Lot 11, Block 5, TRACT NO. 1204, LITTLE RIVER RANCH, according to the official plat
thereof on file in the office of Klamath County, Oregon.

2309 002AO 02600

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 7,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 26th day of December, 1990

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.

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on

KENNETH D. STEVENS

KENNETH D. STEVENS

PATRICIA A. STEVENS

December 26

19 90

PATRICIA A. STEVENS

Notary Public for Oregon

My commission expires 12-11-93

WARRANTY DEED

KENNETH D. STEVENS

GRANTOR

WALLACE WILLIAMS

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WALLACE WILLIAMS

P. O. BOX 937

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

SS.

I certify that the within instrument was received for record on the
day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

25665

WALG 310

25666

PLANS

1. 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,
semipublic 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.

2. Covenants, conditions, restrictions and easements, but omitting restrictions, if
any, based on race, color, religion 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.

3. Agreement RE line Extensions subject to the terms and provisions thereof,
Dated: April 16, 1981

Recorded: May 1, 1984

Volume: M84, page 7181, Microfilm Records of Klamath County, Oregon

Between: Midstate Electric Cooperative, Inc. and Little River Ranch

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of Dec. A.D., 19 90 at 12:34 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 25665

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullendore

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