

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That Kenneth D. Stevens and Patricia A. Stevens, Husband and Wife, hereinafter called the Grantor, for the consideration hereafter stated, to Grantor paid by Ronald E. Dodson and BarbeAnn Dodson, Husband and Wife, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 1, TRACT 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 same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

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, 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' F.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

Volume: M81, page 9488, Microfilm Records of Klamath County, Oregon.

3. An easement: created by instrument, subject to the terms and provisions thereof:

Dated: May 6, 1981

Recorded: November 18, 1982

Volume: M82, page 15387, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative, Inc. for Electric line right of way easement.

14699

4. 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.

and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$10,500.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18th day of May, 1992.

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 and acknowledged the foregoing instrument to be their voluntary act. Before me this 18th day of May, 1992.

Deane A. Scott
 Notary Public for Oregon
 My Commission Expires: 3-6-94

Tax statements shall be sent to the following address:
 Ronald E. Dodson, et ux
 P. O. Box 497
 LaPine, Oregon 97739

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Ronald Dodson
 on this 6th day of July A.D. 19 92
 at 3:19 o'clock P. M. and duly recorded
 in Vol. M92 of Deeds Page 14698
 Evelyn Biehn County Clerk
 By Lawrence G. Mullendore Deputy.

Fee. \$35.00