

NL 47782

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m92 Page 16000

KENNETH D. STEVENS AND PATRICIA A. STEVENS, as tenants by the entirety

Grantor,

conveys and warrants to SCOTT A. MAXFIELD AND AMY K. MAXFIELD, husband and wife

except as specifically set forth herein situated in Lot 5 in Block 5 of TRACT 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309 001BO 00300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 8,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 16th day of July, 1992

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.

Kenneth D. Stevens
KENNETH D. STEVENS

Patricia A. Stevens
PATRICIA A. STEVENS

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on July 16, 1992, by KENNETH D. STEVENS PATRICIA A. STEVENS

Notary Public for Oregon

My commission expires 12-11-93

WARRANTY DEED

KENNETH D. STEVENS
SCOTT A. MAXFIELD

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

SCOTT A. MAXFIELD
AMY K. MAXFIELD
P.O. BOX 140
CRESCENT, OR 97733

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11261CN
SCOTT A. MAXFIELD & AMY K. MAXFIELD
P.O. BOX 140
CRESCENT, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1992, 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 attixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

1. 1992/93 Taxes, a lien not yet due and payable.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Little River Ranch Homeowners Association.

3. Covenants, conditions and restrictions as shown on the 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.

4. 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, preffessional, noxious, or offensive trade 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."

5. 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.

6. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 6, 1981

Recorded: August 23, 1982

Volume: M82, page 10889, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

For: Electric line right of way

7. 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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day
of July A.D. 19 92 at 11:24 o'clock A.M., and duly recorded in Vol. M92,
of Deeds on Page 16000.

Evelyn Biehn, County Clerk

FEE \$35.00

By Douglas M. Henderson