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68000

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

MTC 30795

Vol. 1993

Page 23496

LOUIE ALACANO AND DEANNA ALACANO, as tenants by the entirety

Grantor,

conveys and warrants to HAROLD ELLIOT

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:  
Lots 6 and 20 in Block 1, Lots 12 and 21 in Block 3, and Lot 3 in Block 4, 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.

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

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of September, 1993

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.

*Louie Alacano*  
LOUIE ALACANO

*Deanna Alacano*  
DEANNA ALACANO

STATE OF OREGON, County of Deschutes ) ss.  
This instrument was acknowledged before me on September 8, 1993,  
by LOUIE ALACANO DEANNA ALACANO

*Linda Sinclair*  
Notary Public for Oregon  
My commission expires 12/21/96



WARRANTY DEED	
LOUIE ALACANO	GRANTOR
HAROLD ELLIOT	GRANTEE
15707 Greenwood, LaPine, OR 97739 GRANTEE'S ADDRESS, ZIP	
After recording return to:	
HAROLD ELLIOT, 15707 Greenwood LaPine, OR 97739	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
HAROLD ELLIOT, 15707 Greenwood LaPine, OR 97739 S12472KM	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_  
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.  
By \_\_\_\_\_ Deputy

1. 1993/94 Taxes, a lien not yet due and payable.

2. 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 line adjacent to the roadway.

5' P.U.E. on each side of all side lot lines.

3. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: May 29, 1963  
Recorded: July 31, 1963  
Volume: 347, page 76, Deed Records of Klamath County, Oregon  
From: Harold D. Barclay and Dorothy Barclay  
To: Fred L. Mahn

4. 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 M91 at page 9488, Microfilm Records of Klamath County, Oregon.

5. 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

6. 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 13th day  
of Sept. A.D. 1993 at 1:42 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 23496  
By Evelyn Biehn County Clerk

FEE \$35.00