

NL

68002

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

mtc 31028

Vol 1913 Page 23500

HAROLD ELLIOT

conveys and warrants to CATHY A. WAIBEL, Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 21 in Block 3, 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)
The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

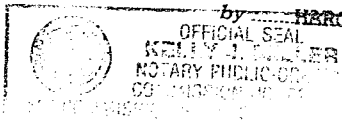
The true consideration for this conveyance is \$ 11,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th 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.

X Harold Elliot
HAROLD ELLIOT

STATE OF OREGON, County of Deschutes
This instrument was acknowledged before me on September 9, 1993, by HAROLD ELLIOT



Kelly J. Mueller
Notary Public for Oregon
My commission expires 03/10/97

WARRANTY DEED

HAROLD ELLIOT

GRANTOR

CATHY A. WAIBEL

GRANTEE

16054 Strawn Rd., Lapine, OR 97739

After recording return to:

CATHY A. WAIBEL

16054 STRAWN RD

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

CATHY A. WAIBEL

16054 STRAWN RD

LAPINE, OR 97739

S12577KM

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1993, 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

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 M81 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., 19 93 at 1:42 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 23500

Evelyn Biehn County Clerk

FEE \$35.00

By [Signature]