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70225

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

MTC 31330

Vol. m93 Page 27971

HAROLD ELLIOT

conveys and warrants to ORVILLE JOSTAD, Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 12 in Block 3 of 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.

TAX ACCT NO. 2309 002AO 06300

(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)

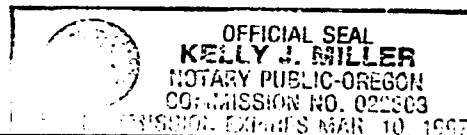
Dated this 15th day of October, 19 93

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.

HAROLD ELLIOT

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on October 15, 19 93, by HAROLD ELLIOT



Notary Public for Oregon

My commission expires 03/10/97

WARRANTY DEED

HAROLD ELLIOT GRANTOR
ORVILLE JOSTAD GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ORVILLE JOSTAD,

C/O Bend Office Co
1193 NW Wall St.
Bend, OR 97701

NAME, ADDRESS, ZIP

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

ORVILLE JOSTAD,

S12709KM

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

SPACE RESERVED
FOR
RECORDER'S USE

1. 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.

2. 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

3. 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, 1991 in Volume M81 at page 9488, Microfilm Records of Klamath County.

4. 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

5. 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

6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: September 9, 1993

Recorded: September 13, 1993

Volume: M93, page 23498, Microfilm Records of Klamath County, Oregon

Amount: \$25,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Louie Alacano and Deanna Alacano, husband and wife with the right of survivorship

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of Oct. A.D., 19 93 at 3:33 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 27971.

FEE \$35.00

Evelyn Biehn, County Clerk

By Paula Mullendore