

NA 71633

MTC 31550  
WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

STEVENS &amp; STEWART PUBLISHERS OF OREGON

Vol 193 Page 30858

HAROLD ELLIOT

conveys and warrants to CARAL L. KEMNITZ

Grantor,

except as specifically set forth herein situated in \_\_\_\_\_, Grantee, the following described real property free of encumbrances  
 Lot 3 in Block 4, 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. 2309-0020AO-04200

(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)

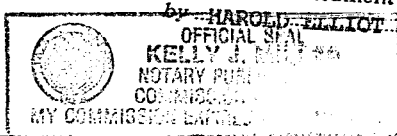
Dated this 15th day of November, 19 93

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

X Harold Elliot  
HAROLD ELLIOT

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on November 15, 1993.



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

## WARRANTY DEED

HAROLD ELLIOT

GRANTOR

CARAL L. KEMNITZ

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

CARAL L. KEMNITZ  
 60319 CINDER BUTTE RD  
 BEND, OR 97702

NAME, ADDRESS, ZIP

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

CARAL L. KEMNITZ  
 60319 CINDER BUTTE RD  
 BEND, OR 97702

S12787KM

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ } ss.  
 I certify that the within instru-  
 ment 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/instru-  
 ment/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 recorded plat, as follows:

Reservations and restrictions as contained in the declaration as follows; "See 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 21, 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, 1981 in Volume M81 at Page 9488, Microfilm Records of Klamath County, Oregon.

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  
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 Company  
of November 93 A.D., 19 1:49 o'clock PM. and duly recorded in Vol. M93  
of Deeds on Page 30858

FEE \$35.00

Evelyn Biehn County Clerk

By Cornette Mueller