

FORM NO. 907 - WARRANTY DEED - STATUTORY FORM (Revised 1983) Page 95744

NAME OF GRANTEE: MARGARET L. GREGORY as to Parcel 1 and IRMA L. DE GRAFF as to Parcel 2

NAME OF GRANTOR: HAROLD ELLIOT

GRANTEE, the following described real property free of encumbrances except as specifically set forth herein situated in CLATSOP County, Oregon, to-wit:

PARCEL 1: Lot 19 in Block 3, Lots 2, 4 and 10 in Block 4 and Lot 14 in Block 5 of Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Clatsop County, Oregon.

PARCEL 2: Lot 20 in Block 3, Lots 1 and 9 in Block 4 and Lot 13 in Block 5 of Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Clatsop County.

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

The true consideration for this conveyance is \$54,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of Mar 1994

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND-USE LIMS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING 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.

MARGARET L. GREGORY
IRMA L. DE GRAFF by Margaret L. Gregory
attorney in fact

STATE OF OREGON, County of CLATSOP
This instrument was acknowledged before me on Mar 29 1994 by MARGARET L. GREGORY as an individual and as attorney in fact for IRMA L. DE GRAFF

Notary Public for Oregon
My Commission Expires April 15 1996

WARRANTY DEED

MARGARET L. GREGORY
HAROLD ELLIOT

GRANTEE'S ADDRESS: 19505 COMANCHE LANE
BEND, OR 97002

After recording, refund to: HAROLD ELLIOT
19505 COMANCHE LANE
BEND, OR 97002

Until a change is requested, all tax statements shall be sent to the following address: HAROLD ELLIOT
19505 COMANCHE LANE
BEND, OR 97002

NAME, ADDRESS, CITY, STATE AND ZIP: NAME, ADDRESS, CITY, STATE AND ZIP

STATE OF OREGON,
I, Notary Public for Oregon, do hereby certify that the within instrument was received for record on the 29 day of Mar 1994 at 10:00 o'clock AM, and recorded in Book 100 folio 100, or as fee/ile/instrument/microfilm/reception No. 100 of the Records of Deeds of said County.

Witness my hand and seal of said County affixed.

Notary Public for Oregon
Deputy

1. An easement created by instrument subject to the terms and provisions thereof,
Dated: May 29, 1963

Recorded: July 31, 1963

Volume: 347, page 48, Deed Records of Klamath County, Oregon

From: Harold J. Barclay and Dorothy Barclay

To: Fred L. Barclay and Dorothy Barclay

1. The premises herein described are within and subject to the statutory powers,

including the power of assessment, of Little River Ranch Homeowners Association.

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 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 100' lines adjacent to roadway

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

4. Subject to Restrictions as contained in instrument recorded in M81 at page 9488, 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 round use and must be placed on permanent foundations, consisting of concrete, brick, masonry blocks, or stone masonry. Pitch of the roof and side and ceiling joists must be adequate to withstand heavy snow packs. Roofs must be of wood shingles. 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 sealed 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, professional, noxious, or offensive trade or 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, in any based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 29, 1963, in Volume M81 at page 9488, Microfilm Records of Klamath County, Oregon.

5. Reservations and restrictions as contained in Contract of Sale;
 Dated: August 24, 1970

Recorded: February 22, 1982

Volume: M82, page 2182, Microfilm Records of Klamath County, Oregon

Vendor: Kenneth D. Stevens and Louis Alacano

Vendor: D. D. S. a professional corporation as to an undivided 1/2 interest Ronald
 D. Rohlfing and Trilla M. Rohlfing, as to an undivided 1/2 interest

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

Recorded: November 8, 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

(As to tax lots 2300, 2400, 4100, 4200, 4300 and 4200)

8. Agreement RE line Extensions, subject to the terms and provisions thereof;

Dated: April 5, 1981

Recorded: May 1, 1981

Volume: M94, page 7181, Microfilm Records of Klamath County, Oregon

Between: Midstate Electric Cooperative, Inc. and Silver Ranch

STATE OF OREGON - COUNTY OF KLAMATH

Filed for record at request of Mountain Title Co. the 1st day
 of March A.D. 19 84 at 10:36 A.M., and duly recorded in Vol. M94
 of Deeds on Page 9574

FFE \$40.00

Evelyn Blain County Clerk

Evelyn Blain