

79183

04-15-94A11:20 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1994 Page 11235

HAROLD ELLIOT

conveys and warrants to LISA L. CHAPMAN

Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
 Lots 19 and 20 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. 2309-002A0-05400& 05500

(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 \$1,400.00 (Here comply with the requirements of ORS 93.030)

Dated this 11th day of April, 19 94

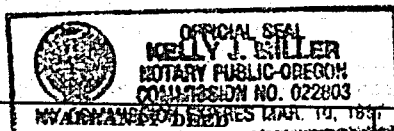
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
 ORS 30.930.

HAROLD ELLIOT

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on April 11, 19 94,

HAROLD ELLIOT



Notary Public for Oregon

My commission expires 03/10/97

HAROLD ELLIOT

GRANTOR

LISA L. CHAPMAN

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

LISA L. CHAPMAN

BOX 24 TWIN LAKES RANCH

POWELL BUTTE, OR 97753

NAME, ADDRESS, ZIP

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

LISA L. CHAPMAN

BOX 24 TWIN LAKES RANCH

POWELL BUTTE, OR 97753

S13167KM

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of

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

1. 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

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 declaration as follows: " fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service areas and common area 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

4. Subject to Restrictions as contained in instrument recorded in M81 at page 9485, Microfilm Records at 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 around use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. Pitch of roof and size and spacing and ceiling joists must be adequate to withstand heavy snow packs. Roofs must be of wood shingle. 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 sided 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 of 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, 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.

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6. Reservations and restrictions as contained in Contract of Sale;

Dated: August 24, 1973

Recorded: February 22, 1982

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

Vendor: Kenneth D. Stevens and Louie Alacano

Vendee: D.D.S. a professional corporation as to an undivided 1/2 interest and Ronald

D. Rohlfig and Twilla M. Rohlfig, as to an undivided 1/2 interest

7. 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: March 30, 1994

Recorded: April 1, 1994

Volume: M94, page 9577, Microfilm Records of Klamath County, Oregon

Amount: \$54,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Margaret L. Gregory and Irma L. DeGraff

(Covers this and other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day
 of April A.D., 19 94 at 11:20 o'clock A M., and duly recorded in Vol. M94
 of Deeds on Page 11235

Evelyn Biehn, County Clerk

By Carol Ann Mullender

FEE \$40.00