

79255 04-18-94A10:12 RCVDWARRANTY DEED—STATUTORY FORM  
HAROLD ELLIOT  
INDIVIDUAL GRANTOR

Vol. m94 Page 11382

conveys and warrants to SALLY I. SKAGGS

except as specifically set forth herein situated in Deschutes County, Oregon, to-wit: Lot 9 in Block 4 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. 2309-002A0-04800

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

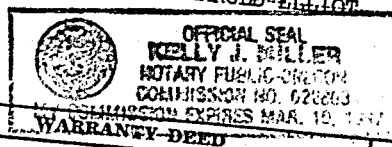
The true consideration for this conveyance is \$ 16,600.00 (Here comply with the requirements of ORS 93.030)

Dated this 7th day of April, 1994

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 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 7, 1994, by HAROLD ELLIOT



Kelly Miller  
Notary Public for Oregon  
My commission expires 03/10/97

HAROLD ELLIOT	GRANTOR
SALLY I. SKAGGS	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
SALLY I. SKAGGS	
1644 COOPER ST	
LEBANON, OR 97355	
NAME, ADDRESS, ZIP	
SALLY I. SKAGGS	
1644 COOPER ST	
LEBANON, OR 97355	
513133KM	
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 \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/tile/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

NAME  
By \_\_\_\_\_ TITLE  
Deputy

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

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. Rohlifing and Twilla M. Rohlifing, 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 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

8. 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 other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of April A.D., 1994 at 10:12 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 11382

FEE \$40.00

Evelyn Biehn  
By Dorlene Millenore - County Clerk