

NA

79316

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 1994 Page 11522



~~HAROLD ELLIOT~~ _____, Grantor,
conveys and warrants to ~~DAVID C. FLORANCE AND TENISIA DUNHAM~~, with the right of survivorship
_____, Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 4 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. 2309-002A0-04300

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

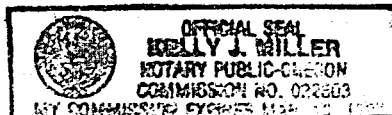
The property is free from encumbrances except

THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 16,950.00 (Here comply with the requirements of ORS 93.030)Dated this 13th 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 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 ss.This instrument was acknowledged before me on April 13, 1994,by HAROLD ELLIOT

Notary Public for Oregon

My commission expires 03/10/97

WARRANTY DEED

HAROLD ELLIOT

GRANTOR

DAVID C. FLORANCE

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DAVID C. FLORANCE

TENISIA DUNHAM

P O BOX 602

BEND, OR 97709

NAME, ADDRESS, ZIP

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

DAVID C. FLORANCE

P O BOX 602

BEND, OR 97709

513186KM

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

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.

11523

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. Rohlfing and Twilla 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 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. 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

9. 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 18th day
 of April A.D., 19 94 at 3:37 o'clock P M., and duly recorded in Vol. M94,
 of Deeds on Page 11522.
 Evelyn Biehn County Clerk
 By Arlene Mullendore

FEE \$40.00