

79665 04-25-94A11:28 RCVD MTC 32577 Vol 94 Page 12299

HAROLD ELLIOT

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

conveys and warrants to FONDA BLACK AND COREY TENNISON, with the right of survivorship

Grantor, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 10 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. 2309-002A0-04900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

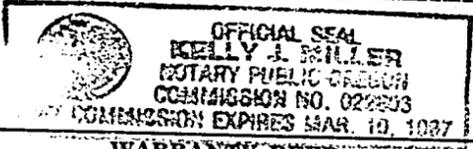
The true consideration for this conveyance is \$ 16,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 15th 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 15, 1994,
by HAROLD ELLIOT



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

WARRANTY DEED

HAROLD ELLIOT GRANTOR
FONDA BLACK GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

FONDA BLACK
COREY TENNISON
60100 MINNETONKA LANE
BEND, OR 97702
NAME, ADDRESS, ZIP

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

FONDA BLACK
60100 MINNETONKA LANE
BEND, OR 97702
513107KM
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of _____

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/file/instrument/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. 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. 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 other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of April A.D., 19 94 at 11:28 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 12299
Evelyn Biehn - County Clerk
By Caroline Mullendor

FEE \$40.00

79666 04-25-94A11:28 RCVD TRUST DEED Vol M94 Page 12302
THIS TRUST DEED, made this 22nd day of April
FONDA BLACK AND COREY TENNISON with the right of survivorship, 19 94 between