

NA  
80167WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

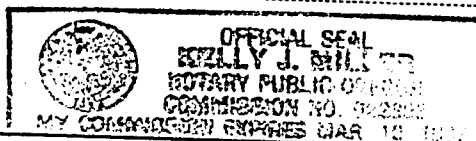
MTC 32590

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HAROLD ELLIOT

conveys and warrants to RON MITCHELL, Grantor,except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 3 in Block 4, of Tract 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. 2309-002A0-04200

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$ 17,950.00 (Here comply with the requirements of ORS 93.030)Dated this 13th day of April, 19 94THIS 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 ELLIOTSTATE OF OREGON, County of Deschutes ss.  
This instrument was acknowledged before me on April 13, 19 94,  
by HAROLD ELLIOTKelly J. Miller  
Notary Public for Oregon  
My commission expires 03/10/97

## WARRANTY DEED

HAROLD ELLIOT  
RON MITCHELLGRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RON MITCHELL

50765 FREEMONT HWY  
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

RON MITCHELL

50765 FREEMONT HWY  
LAPINE, OR 97739

S13165KM

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Deschutes 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. 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 an 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.

2. 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

3. 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.

4. 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

5. 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

6. 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: September 9, 1993  
Recorded: September 13, 1993  
Volume: M93, page 23498, Microfilm Records of Klamath County, Oregon  
Amount: \$25,000.00  
Grantor: Harold Elliot  
Trustee: Bend Title Company  
Beneficiary: Louie Alacano and Deanna Alacano, husband and wife with the right of survivorship

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title  
of April A.D. 19 94 at 2:17 o'clock P M., and duly recorded in Vol. M94 day  
of Deeds on Page 13434

FEE \$35.00

By Evelyn Biehn County Clerk  
Annette Mueller