

83484

06-29-94A10:46 RCVD

MTL 33713 Vol 94 Page 201509
 WARRANTY DEED - STATUTORY FORM
 INDIVIDUAL GRANTOR

HAROLD ELLIOT

Grantor,

conveys and warrants to RUSSELL A. BOND AND KATHY BOND, husband and wife

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in KLANATH County, Oregon, to-wit:
 Lot 12 in Block 3 of Plat No. 1234, 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. 2309-002A0-06300

(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 \$ 16,210.00 (Here comply with the requirements of ORS 93.030)

Dated this 21st day of June, 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 Hand Del
HAROLD ELLIOT

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on June 21, 1994,

by HAROLD ELLIOT



KELLY J. MELLEY
 Notary Public for Oregon
 Commission Expires 03/10/97

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

WARRANTY DEED

HAROLD ELLIOT

GRANTOR

RUSSELL A. BOND

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RUSSELL A. BOND

KATHY BOND

PO BOX 504

BROWNSVILLE, CA 95919

NAME, ADDRESS, ZIP

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

RUSSELL A. BOND

PO BOX 504

BROWNSVILLE, CA 95919

S13408RM

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instru-
 ment was received for record on the
 day of 1994,
 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

SPACE RESERVED
 FOR
 RECORDER'S USE

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 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.

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 color, race, 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, 1982

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: M34, 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 advances 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 Co the 29th day
of June A.D. 1994 at 10:46 o'clock A. M., and duly recorded in Vol. M94
of Deeds on Page 20150

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall