

84001 07-08-94P02:27 CVD mtc 32946 Vol. m94 Page 212089

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

KENNETH D. STEVENS AND PATRICIA A. STEVENS

Grantor,

conveys and warrants to HAROLD ELLIOT

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 16 in Block 1; Lots 2, 3, 4, 13, 17, 18, 22, 26 and 31 in Block 3; Lots 18, 19, 20 and 22 in Block 4; Lots 1, 2, 4, 5 and 8 in Block 5 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.

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 \$125,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th 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.

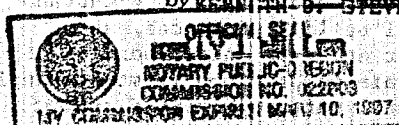
KENNETH D. STEVENS

PATRICIA A. STEVENS

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on June 29, 1994,

by KENNETH D. STEVENS PATRICIA A. STEVENS



Notary Public for Oregon

My commission expires 03/10/97

WARRANTY DEED

KENNETH D. STEVENS

GRANTOR

HAROLD ELLIOT

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

HAROLD ELLIOT

P.O. BOX 1280

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

HAROLD ELLIOT

P.O. BOX 1280

LAPINE, OR 97739

S13275KM

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 and 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.

4. Subject to Restrictions as contained in instrument recorded in M81 at page 9485, Microfilm Records of 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 the 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 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."

STATE OF OREGON: COUNTY OF KLAMATH

SS.

Filed for record at request of Mounts in Title Co the 8th day
 of July A.D. 19 94 at 2:27 o'clock P M., and duly recorded in Vol. M94
Deeds on Page 21208

Evelyn Biehn County Clerk
 By Quinn Millardore

FEE \$35.00