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07-12-94A09:37

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Volm 94 Page 214399

HAROLD ELLIOT

conveys and warrants to A. CHAD CORWIN AND EILEEN C. CORWIN, husband and wife Grantor,except as specifically set forth hereinafter situated in KLAMATH County, Oregon, to-wit:
Lot 11 in Block 5 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. 2309-00:AO-02600

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 7th day of July 19 94

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 ACCEPTING 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.

HAROLD ELLIOT

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on July 7, 19 94,

HAROLD ELLIOT

OFFICIAL SEAL
KELLY J. MILLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 12224

Notary Public for Oregon

My commission expires 03/10/97

HAROLD ELLIOT

A. CHAD CORWIN

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

A. CHAD CORWIN

EILEEN C. CORWIN

2035 NW 10TH

REDMOND, OR 97756

NAME, ADDRESS, ZIP

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

A. CHAD CORWIN

2035 NW 10TH

REDMOND, OR 97756

S13417KM

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

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 of 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. Covenants, conditions and restrictions as shown on the 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 by 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. Covenants, conditions, restrictions and easements, buy 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.

3. 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

4. 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: December 27, 1990

Recorded: December 31, 1990

Volume: M90, page 25667, Microfilm Records of Klamath County, Oregon

Amount: \$5,950.00

Grantor: Wallace Williams

Trustee: Bend Title Company

Beneficiary: Kenneth D. Stevens and Patricia A. Stevens, husband and wife

5. 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: May 5, 1994

Recorded: May 9, 1994

Volume: M94, page 14497, Microfilm Records of Klamath County, Oregon

Amount: \$14,500.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Wallace Williams

(Covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day
of July A.D. 19 94 at 9:37 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 21439

FEE \$35.00

Evelyn Biehn County Clerk

By Daniel A. Miller