85410		32425 ED-STATUTORY FOR IDUAL GRANTOR	pl.m94_Page	,24105 -
ROLD ELLIOT				Grantor,
conveys and warrants to BARRY	A. ARNOLD			
59.2.4 eV	Grat	tee the following dest	ribed real property free	of encumbrances
except as specifically set forth I t 31, Block 3, PLAT NO. file in the office of t	herein situated in	R RANCH, accordin	g to the official	y, Oregon, to-wit:
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TAX ACCT. NO. 2309-003	(IF SPACE INSUFFICIENT, CO	NTINUE DESCRIPTION ON REV	ERSE SIDE)	n in gewinnlich wa
The property is free from encu	imbrances except	THOSE SHOWN ON TH	E REVERSE SIDE IF	ANY Sector Constant of Stat
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and and against the	haysenot as Lin	注意:常常是我,我们的时候你。" 6.1555-6.1555-6.1555-6.1555-6.1555	月上,金融合金建筑,长行,又有月上。 水晶,长水水,上西水泥也有一方。	
The true consideration for thi	is conveyance is \$13,95	D. 00 (Here comp	ly with the requiremen	ts of ORS 93.030)
	and the second	SU SEAST AND ISAO		
Dated this	July, 19.	.94 × Hand	SUST	
THIS INSTRUMENT WILL NOT ALLOW USE INSTRUMENT IN VIOLATION OF APPLICABL BEFORE SIGNING OR ACCEPTING THIS INST TITLE TO THE PROPERTY SHOULD CHECK W PLANNING DEPARTMENT TO VERIFY APPLI- HAUTS ON LAMSUITS ACAINST FARMING	OF THE PROPERTY DESCRIBED IN LE LAND USE LAWS AND REGULAT. TRUMENT, THE PERSON ACQUIRIN VITH THE APPROPRIATE CITY OR CO ROVED USES AND TO DETERMINE OR FORFST-PRACTICES AS DEFIN	I HIS IONS HAROLD ELLIOT GFEE UNITY ANY ED IN		
STAT	TE OF OREGON, Count This instrument was ad	ty of	e on July 18	, 19.94
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1. Taxes for the fiscal year 1994-1995, a lien not yet due and payable

2. An easement created by instrument, subject to the terms and provisions thereof, Recorded: July 31, 1963 Volume: 347, page 76, Deed Records of Klamath County, Oregon From: Harold D. Barclay and Dorothy Barclay To: Fred L. Nahn

at the first state of the state of the

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Little River Ranch Homeowners Association.

4. 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 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

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1256.613

5' P.U.E. on each side of all side lot lines

and the and the state function that the

5. 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 mesonry. Pitch of the roof and size and spacing and ceiling joists must be adequated 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 and owners must comply with the laws and regulations of the State of Oregon, county of Klamath, and any municipality applicable to fire protections, building construction, and public health.

(c). No commercial, professional, noxious, or offensive trade of activity shall be carried on upon any lot, nor shall anything be clone thereon whichmay become an annoyance or nuisance to the meighborhood.

(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.

24107

6. 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 pate 9488, Microfilm Records of Klamath County, Oregon.

7. Reservations and Restrictions as contained in Contract of Sale; Dated: August 24,1 973 Recorded: February 22, 1982 Volume: M82, page 2182, Microfilm Records of Klamath County Vendor: Kenneth D. Stevens and Louie Alacano Vendee: D. D. S. a professional corporation as to an undivided 1/2 interest and Ronald D. Rohlfing and Twilla M. Rohlfing, as to an undivided 1/2 interest 8. Agreement RE Line Extensions, subject to the terms and provisions thereof, Dated: April 16, 1981 Recorded: May 1, 1984 Volume: N84, 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 advances as may be provided therein: Dated: June 21, 1994 Recorded: July 8, 1994 Volume: M94, page 21210, Microfilm Records of Klamath County, Oregon Amount: \$123,000.00 Grantor: Harold Elliot Trustee: Bend Title Company Beneficiary: Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust U/D/T August 20, 1993 and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trustee U/I)/T August 20, 1993 each to an undivided 1/2 interest

(Covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Gilar	for record	at request	of		Mountain	Title Co	the <u>4th</u>	day
of	Aug	ar request	A.D.	19 94	at 1:27	c'clock P_M.	and duly recorded in VolM94	·
· · · -			of	Deed		on Page		
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