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| Lot 19, Block 4, PLAT N  | 1204, LITTLE RIVER RANCH according to the official plat the  |
| on file in the office of   | DI The County Clerk of Klamath County, Oregon.   |
|  | ed Darothy Barclay   |
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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, Dated: May 29, 1963 Recorded: July 31, 1963 Volume: 347, page 76, Deed Records of Klamath County, Oragon From: Harold D. Barclay and Dorothy Barclay To: Fred L. Mahn

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

TRAM.

Pepulsy

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

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 persanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. Pitch of the roof and size and spacing and ceiling joigts 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 done thereon whichmay 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.

25472 24809

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.

 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
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
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/D/T August 20, 1993 each to an undivided 1/2 interest (Covers other property)

| Filed for record at reque<br>of Aug | est of <u>Mountain Title Co</u><br>A.D., 19 <u>94</u> at <u>10:15</u> o'clock <u>A</u> M., and duly | recorded in Vol   |
|-------------------------------------|---|---|
| FEE \$40.00                         | of <u>Deeds</u> on Page <u>2480</u><br>Evelyn Biehn ~ (<br>INDEXED By Quintered                     | 5   |
|                                     |   | والمحافظ مستعر المعادي والمحاور والمالي مراجع والمعاونين والمعاومين والمحاد |
| TATE OF OREGON: CO                  | OUNTY OF KLAMATH: ss.   |   |