

NTC 35724 Vol 94 Page 27288  
03-31-94A11:12 (WARRANTY DEED - STATUTORY FORM)  
INDIVIDUAL GRANTOR

87178

HAROLD ELLIOT

\_\_\_\_\_, Grantor,  
conveys and warrants to JOANNE R. BIRD AND ROBERT E. HOFFMASTER, with the right of  
survivorship

\_\_\_\_\_, Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 6, Block 3, Plat No. 1201, 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. 2309-002AD-06100

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

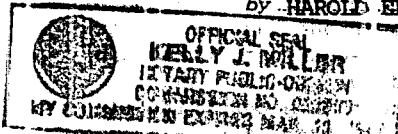
The true consideration for this conveyance is \$ 15,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 29th day of August, 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 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*  
HAROLD ELLIOT

STATE OF OREGON, County of Deschutes ) ss.  
This instrument was acknowledged before me on August 29, 1994,  
by HAROLD ELLIOT



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

WARRANTY DEED

HAROLD ELLIOT GRANTOR  
JOANNE R. BIRD GRANTEE

GRANTEE'S ADDRESS, ZIP

JOANNE R. BIRD  
ROBERT E. HOFFMASTER  
1665 CAPITOL ST SE  
SALEM, OR 97302

NAME, ADDRESS, ZIP

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

JOANNE R. BIRD  
1665 CAPITOL ST SE  
SALEM, OR 97302  
97309KM

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

ABSTRACTED FROM DEED RECORDS OF KLAMATH COUNTY, OREGON  
27287  
87158  
TAXES

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, Oregon

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;  
"See 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

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 masonry. 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 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."

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 page 9488, Microfilm Records of Klamath County, Oregon.

7. 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

8. 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: August 1, 1994  
 Recorded: August 11, 1994  
 Volume: M94, page 24873, Microfilm Records of Klamath County, Oregon  
 Amount: \$48,000.00  
 Grantor: Harold Elliot  
 Trustee: Bend Title Company  
 Beneficiary: Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust dated August 20, 1993 and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trust dated August 20, 1993 each to an undivided 1/2 interest  
 (Covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountaintop Title Co the 31st day  
 of Aug A.D., 19 94 at 11:12 o'clock A M., and duly recorded in Vol. M94  
 of Deeds on Page 27286.

FEE \$40.00

Evelyn Biehn County Clerk

By Pauline Mullins