

NTC 35724 Vol 94 Page 27288

87178

03-31-94A11:12

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

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 \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

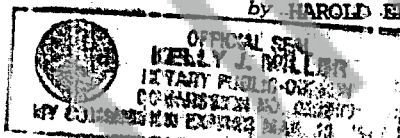
Dated this 29th day of August, 1994

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

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

After recording return to:

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

973609KM

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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 RECORDS OF CLERK OF DISTRICT COURT
JULY 31 1963
27287
87158
CLERK OF DISTRICT COURT

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 Caroline Mullins