San No. 863 - WARPANTY DEED - STATUTORY FORM (Ind vidual Grantor).	911 Volm94 Page 29902
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512 09-22-94P02.05 RCV0 WARTANTI DELL-	A GRANTOR
HAROLD ELLIOT	
nveys and warrants to JOHN L. CAULSON	* Dar dema - Made - And
<u> </u>	e the following described real property free of encumbrances KIAMATH County, Oregon, to-wit:
	KLAMATH County, Oregon, to-wit: VR, RANCH, according to the official plat there of Klamath County, Oregon.
ccept as specifically set forth herein sit later in	V R RANCH, according to the official plac mere
Lot 14, Block 4, PLAT NO. 1204, HITTLE, A on file in the office of the County Clerk	of Klamath County, Oregon.
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The true consideration for this convey and is the	
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Dated this 13th day of September , 1994	
Dated this	Hand LUD
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TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROVED US & AND TO DETERMINE A	NY
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	AND THE CONTRACTOR OF A LODGE AND A
WARRANTY DEED	The balance al STATE OF OREGON, PHERING
	STATE OF OREGON, PHELEER
HAROLD ELLIOT GRANTOR	λ
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JOHN L. CARLSON	······································
JOHN L. CARLSON 5150 NECTAR WAY	NAME TITLE
JOHN L. CARLSON	NAME TITLE By Deput

1. Taxes for the fiscal year 1994-1995, a lian not yet due and payable

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2. An easement created by instrument, subject to the terms and provisions thereof, Datedro Naya29, e1963 and her bolin and a second second state and the second se Recorded: July 31, 1963

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Volume: 347, page 76, Deed Records" of Klamath County, Oregon From: Harold D. Barclay and Derothy 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 represtion 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' Essement required for power quy lines and poles

10' P.U.E. on all lot lines acjacent to roadway.

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

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酒 關稅產 "若心了。 5. Subject to Restrictions as contained in instrument recorded in M81 at page 9485, Microfilm Records of Klamath County, Oregon, to wit:

1.44

*(3) All property within 200 yards of the River shall be subject to the following 5 Map 5 5 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, creoffensive trade of activity shall be carried on upon any lot, nor thall anything be done thereon whichmay become an annoyance or nulsance to the helphorhood.

(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. becilla vinu

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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.

29904

7. Agreement RE Line Extensions, subject to the terms and provisions thereof, Dated: April 16, 1981
Recorded: May 1, 1984
Volume: M84, page 7181, Microfulm 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, Stevens Trust dated August 20, 1993 and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trustee dated August 20, 1993 each to an undivided 1/2 interest (Covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: 55

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Filed	for record at reques	A.D., 19	94at2:0	o'clock P_M., and	duly recorded in Vol	<u></u> ,
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