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SCENE In the fiscal way low stores I LIGH (COMAB 1. Taxes for the fiscal year 1994-1995, a lien not yet due and payable "飘游"。**清朝**书社,"鸟"书记书。 2. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 29; 1963 nora iner sei in invollo i bie instal Recorded and July 31, 1963 Volume, 347, page 76, Deed Ricolds of Klantth County, Oregon From: Harold D. Barclay and Dorothy Barclays N to statt groups at To: Fred L. Mahn

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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, reads, private recreation areas, semi-public recreational of 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 wower guy lides and poles

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

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

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"海道路主动。 5. Subject to Restrictions as contained in instrument recorded in M81 at page 9485, Microfilm Records of Klamath County, Oregon, to with

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"(3) All property within 200 yar is of the River shall be subject to the following restrictions; As tests of the second

(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 workman ike 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, cr 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 reighborhood

(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 ensements, 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. 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 therean and such future advances as may be provided therein; Dated: June 21, 1994 Recorded: July 8, 1994 Volume: M94, page 21210, Mic of Im Records of Klamath County, Oregon Amount: \$123,000.00 Grantor: Harold Elliot Trustee: Bend Title Company Beneficiary: Kenneth D. Stevens and Patric a 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)

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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