

NA 88968

09-29-94P03:22 RCVD

WARRANTY DEED - STATUTORY FORM

INDIVIDUAL GRANTOR

Vol. 94 Page 305739

SAMUEL C. McKEE and CAROL A. McKEE

conveys and warrants to VAUGHN HERGENRADER and DIANA D. HERGENRADER, husband and wife

Grantor, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

Lots 15 and 16, Block 3, PLAT NO. 1204 LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2309-002A0-05900

2309-002A0-06000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE ATTACHED PAGE

The true consideration for this conveyance is \$ 17,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of September, 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 FEE 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.

Samuel C. McKee  
SAMUEL C. McKEECarol A. McKee  
CAROL A. McKEE

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on September 23, 1994, by SAMUEL C. McKEE AND CAROL A. McKEE

OFFICIAL SEAL  
JUDY SWIFT  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 029406  
COMMISSION EXPIRES DEC 09, 1997

Notary Public for Oregon

My commission expires 12-9-97

## WARRANTY DEED

SAMUEL C. McKEE

VAUGHN HERGENRADER

7055 SE BROOKLYN STREET

PORTLAND, OR 97206

GRANTEE'S ADDRESS, ZIP

After recording return to:

BEND TITLE COMPANY

P.O. BOX 219

REDMOND, OR 97756

NAME, ADDRESS, ZIP

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

GRANTEE AT ABOVE ADDRESS

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of }

ss.

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

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

Subject to:

30574

1. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.  
Account No: 2309-002A0-06000      Key No: 699471  
Code No: 051

Account No: 2309-002A0-05900      Key No: 699462  
Code No: 051

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 the 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.

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 adequate 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 land owners must comply with the laws and regulations of the State of Oregon, county of Klamath, and any municipality applicable to fire protection, building construction, and public health.

(c). No commercial, professional, noxious, or offensive trade or 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. Reservations and restrictions as contained in Contract of Sale;

Dated: August 24, 1973

Recorded: February 22, 1982

Volume: M82, page 2182, Microfilm Records of Klamath County, Oregon

Vendor: Kenneth D. Stevens and Louie Alacano

Vendee: D. D. S. a professional corporation as to an undivided 1/2 interest and Ronald D. Rohlifing and Twilla M. Rohlifing, as to an undivided 1/2 interest

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 29th day of Sept A.D. 19 94 at 1:22 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 30573

FEE \$35.00

Evelyn Biehn County Clerk

By Dorlene M. Henderson