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19-94P02:15 RC D

**WARRANTY DEED - STATUTORY FORM**  
INDIVIDUAL GRANTOR

Vol. m94 Page 32534

**HAROLD ELLIOT**conveys and warrants to **STEVEN N. THOMAS AND SHELLY M. THOMAS**, husband and wife

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in **CLAMATH** County, Oregon, to-wit:  
**Lot 22, Block 4, 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.

TAX ACCT. NO. 2309-102A0-03900

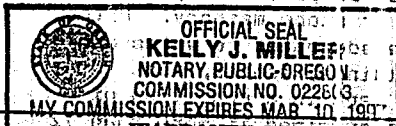
The property is free from encumbrances, except **THOSE SHOWN ON THE REVERSE SIDE IF ANY**  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ **16,950.00** Here comply with the requirements of ORS 93.030

Dated this **29th** day of **September**, 19 **94**

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.

**X Harold Elliot**  
**HAROLD ELLIOT**

STATE OF OREGON, County of **Deschutes** ss.This instrument was acknowledged before me on **September 29**, 19**94**,by **HAROLD ELLIOT**

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

**HAROLD ELLIOT**

GRANTOR

**STEVEN N. THOMAS**

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

**STEVEN N. THOMAS****SHELLY M. THOMAS****4840 HAPPY DR NE****SALEM, OR 97305**

NAME, ADDRESS, ZIP

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

**STEVEN N. THOMAS****4840 HAPPY DR NE****SALEM, OR 97305****S13758KH**

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the **29th** day of **September**, 19**94**

at **10** o'clock **AM**, and recorded in book/reel/volume No. **1204** on page **1204** of as fee/file/instrument/microfilm/reception No. **1204**

Record of Deeds of said County.  
Witness my hand and seal of County affixed.

NAME

TITLE

By **Deputy**

182818

325358

1. Taxes for the fiscal year 1934-1995, 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;

"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 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 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

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 Tvilla M. Rohlifing, as to an undivided 1/2 interest

8. 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

9. 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: June 21, 1994

Recorded: July 8, 1994

Volume: M94, page 21210, Microfilm Records of Klamath County, Oregon

Amount: \$123,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Kenneth D. Stevens and Patricia 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 Trust U/D/T 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 Mountain Title Co the 19th day  
of Oct A.D. 19 94 at 2:15 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 32534

FEE \$40.00

Evelyn Biehn

- County Clerk

By

Quilline Mullendor