

90571

11-03-94A10:17 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 94 Page 34049

HAROLD ELLIOT

conveys and warrants to LARRY W. NELSON AND KATHLEEN B. NELSON, husband and wife, Grantor,

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 6, Block 5, 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. 2309-00280-00200

(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 \$15,950.00 (Here comply with the requirements of ORS 93.030)

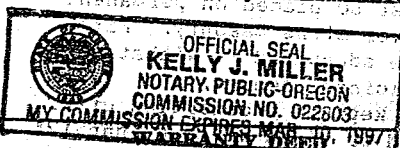
Dated this 14th day of October, 1994

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.

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on October 14, 1994.

HAROLD ELLIOT



Notary Public for Oregon

My commission expires 03/10/97

HAROLD ELLIOT

LARRY W. NELSON

GRANTOR

GRANTEE

After recording return to:

LARRY W. NELSON

KATHLEEN B. NELSON

670 PINE ST

SUBLINITY, OR 97385

NAME, ADDRESS, ZIP

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

LARRY W. NELSON

670 PINE ST

SUBLINITY, OR 97385

S13796KM

NAME, ADDRESS, ZIP

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

15084050

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 75, 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 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. 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. Rohlfing and Twilla M. Rohlfing, as to an undivided 1/2 interest

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of Nov A.D. 19 94 at 10:17 o'clock A.M. and duly recorded in Vol. M94
of Deeds on Page 34049

FEE \$40.00

Evelyn Biehn County Clerk

By Christine Henderson