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11-28-94PC02:22 RCY)

MTC 34258

WARRANTY DEED - STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. 94 Page 36222

HAROLD ELLIOT

\_\_\_\_\_, Grantor,  
conveys and warrants to ROBERT C. D'CRUZ AND MARINA C. D'CRUZ, husband and wife

\_\_\_\_\_, Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 16, Block 1 and Lot 5, 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. 2309-002B0-00300 & 2309-002A0-1800

(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 \$4,400.00 (Here comply with the requirements of ORS 93.030)

Dated this 16th day of November, 1994

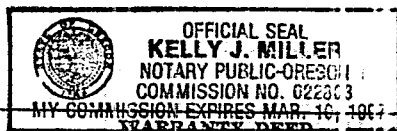
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.  
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING TITLE  
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT 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 November 16, 1994,

by HAROLD ELLIOT



Kelly J. Miller  
Notary Public for Oregon

My commission expires 03/10/97

HAROLD ELLIOT  
ROBERT C. D'CRUZ

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROBERT C. D'CRUZ  
MARINA C. D'CRUZ  
4285 WHEAT CT. NE  
SALEM, OR 97305

NAME, ADDRESS, ZIP

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

ROBERT C. D'CRUZ  
4285 WHEAT CT. NE  
SALEM, OR 97305  
513885KM

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

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

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

1. 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

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Little River Ranch Homeowners Association.

3. 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

4. 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 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."

5. 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.

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

7. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: May 6, 1981

Recorded: August 23, 1982

Volume: M82, page 10889, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc, a cooperative corporation  
For: Electric line right of way

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: July 17, 1992

Recorded: July 20, 1992

Volume: M92, page 16002, Microfilm Records of Klamath County, Oregon

Amount: \$7,225.00

Grantor: Scott Maxfield and Amy K. Maxfield, husband and wife

Trustee: Bend Title Company

Beneficiary: Kenneth D. Stevens and Patricia A. Stevens, as tenants by the entirety  
(Affects Lot 5, Block 5 only)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 28th day  
of Nov A.D. 19 94 at 2:22 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 36222.

FEE \$40.00

Evelyn Biehn County Clerk

By Caroline Mulendore