

92860

MTC 34342
WARREN COUNTY DEED

Vol. m 94 Page 38781

KNOW ALL MEN BY THESE PRESENTS, That KENNETH D. STEVENS and PATRICIA A. STEVENS,
husband and wife

in consideration of TWENTY FIVE THOUSAND, Grantor
to HAROLD ELLIOT paid by the Grantee herein, do hereby grant, bargain, sell and convey unto

Grantee the following described real property, situated in the County of DESCHUTES and
State of Oregon, to wit:

Lots 8 and 9, Block 1, Plat 120, LITTLE RIVER RANCH, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

To Have and to Hold the granted premises unto the said Grantee his Heirs and Assigns forever.
And the Grantor do covenant that they lawfully seized in fee simple of the above granted
premises free from all encumbrances, SEE ATTACHED

and that they will and their heirs, executors and administrators, shall warrant and forever defend the granted
premises, against the lawful claims and demands of all persons except as above stated

Witness hand and seal this 19 day of Dec, 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 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

Kenneth D. Stevens (SEAL)
KENNETH D. STEVENS
Patricia A. Stevens (SEAL)
PATRICIA A. STEVENS (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Deschutes ss: December 19 19 94

Personally appeared the above named Kenneth D. Stevens and Patricia A. Stevens
and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Gillian M. Wilson
Notary Public for Oregon
My commission expires Mar 10, 1996

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
BE SENT TO THE FOLLOWING ADDRESS:

HAROLD ELLIOT
1950 S. COMMANCHE
BEND, OR 97702
Return to:
HAROLD ELLIOT
1950 S. COMMANCHE
BEND, OR 97702

STATE OF OREGON
County of _____ } ss.
I certify that the within instrument was received for
record on _____
at _____ o'clock _____, and was recorded
in book _____ Page _____ Record
of _____ of said county.

Recorder of Conveyances

1. Covenants, conditions and restrictions as shown on the 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 lot lines.

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. 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.

4. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 6, 1981

Recorded: November 18, 1982

Volumes: M82, page 15387, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Electric line right of way easement

5. 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

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Mountain Title Company the 23rd day of December A.D. 19 84 at 2:54 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 38781.

FEES \$35.00

By Suzelyn Biehn County Clerk
Caroline Millendre