

93019

MTC 34407
WARRANTY DEED

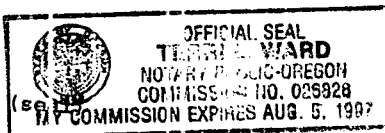
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KNOW ALL MEN BY THESE PRESENTS, That DAVID C. HOERNINGin consideration of ELEVEN THOUSAND Dollars,
to HAROLD ELLIOT paid by the Grantee herein, do hereby grant, bargain, sell and convey untoGrantee the following described real property situate in the County of KLAMATH and
State of Oregon, to wit:Lot 11, 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.To Have and to Hold the granted premises unto the said Grantee his Heirs and Assigns forever.
And the Grantor do covenant that he lawfully seized in fee simple of the above granted
premises free from all encumbrances, SEE ATTACHEDand that he will and his heirs, executor 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 27th day of December, 1994THIS 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 30.930David C. Hoerning (SEAL)
DAVID C. HOERNING (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. December 27th 19 94
COUNTY OF Deschutes
Personally appeared the above named David C. Hoerning
and acknowledged the foregoing instrument to be his voluntary act.

Before me:

La Ward
Notary Public for Oregon
My commission expires 8-5-97UNTD. A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
BE SENT TO THE FOLLOWING ADDRESS:HAROLD ELLIOT
19505 COMANCHE LN
BEND, OR 97702
Return to:
HAROLD ELLIOT
19505 COMANCHE LN
BEND, OR 97702STATE OF OREGON
County of _____ } ss.I certify that the within instrument was received for
record on _____ o'clock _____, and was recorded
in Book _____ Page _____ Record
of Deeds of said county.

Recorder of Conveyances

WARRANTY DEED (EXCEPTIONS)

39094

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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 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 line and poles.

10' P.U.E. on all lot lines adjacent to the roadway.

5' P.U.E. on each side of all side lot lines.

4. 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.

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 Co the 29th day
of Dec A.D. 19 94 at 2:53 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 39093

FEE \$35.00

By Lvelyn Biehn County Clerk

By David M. Mullenbaker