

93738

MTC 34531
WARRANTY DEEDVol. mg-5 Page 1258KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

_____, Grantor _____
 in consideration of SEVENTEEN THOUSAND NINE HUNDRED FIFTY Dollars,
 to _____ paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto
DOUGLAS R. MACDUFFEE

Grantee _____ the following described real property, situate in the County of DESCHUTES 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 ATTACHED

and that he will and his _____ 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 11th day of January, 1995

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 (SEAL)
 HAROLD ELLIOT (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

NOTARY ACKNOWLEDGEMENT

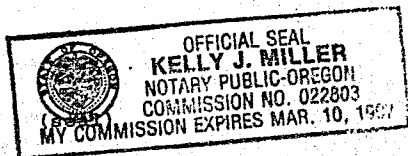
STATE OF OREGON ss. January 11 1995
 COUNTY OF DESCHUTES

Personally appeared the above named Harold Elliot
 and acknowledged the foregoing instrument to be his _____ voluntary act.

Before me:

Kelly Miller
 Notary Public for Oregon

My commission expires 03/10/97



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

DOUGLAS R. MACDUFFEE
2740 N BEAVER CREEK RD
SEAL ROCK, OR 97376

Return to:

DOUGLAS R. MACDUFFEE
2740 N BEAVER CREEK RD
SEAL ROCK, OR 97376

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 Deeds of said county.

Recorder of Conveyances

WARRANTY DEED (EXCEPTIONS)

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 assessments, of Little River Ranch Homeowners Association.

3. Covenants, conditions and restrictions as shown on recorded plat, as follow:

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.

5' X 30' Easement required for power guy lines and poles

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

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

4. Covenants, conditions, restrictions and easements, buy omitting any 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

6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: December 19, 1994

Recorded: December 29, 1994

Volume: M94, page 39095, Microfilm Records of Klamath County, Oregon

Amount: \$9,500.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: David C. Hoerning

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day
of Jan A.D. 19 95 at 10:34 o'clock AM., and duly recorded in Vol. M95
of Deeds on Page 1258

Bernetha G. Letsch County Clerk

By Dorlene M. [Signature]

FEE \$35.00