

94263

01-31-95P02:44 RCVD

MTC 34508

Vol. 195 Page 2186

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

in consideration of TWENTY FOUR THOUSAND FOUR HUNDRED FIFTY Dollars, Grantor
to ROSE MARY CARTIER paid by the Grantee herein, do hereby grant, bargain, sell and convey unto

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

Lot 9, Block 1, Plat 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, her 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

Harold Elliot (SEAL)
HAROLD ELLIOT (SEAL)
(SEAL)
(SEAL)

NOTARY ACKNOWLEDGEMENT

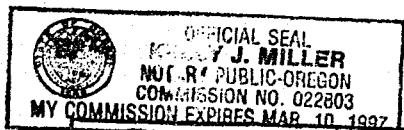
STATE OF OREGON

COUNTY OF DESCHUTES

ss. January 11 19 95

Personally appeared the above named Harold Elliot

and acknowledged the foregoing instrument to be his voluntary act.



(seal)



OFFICIAL SEAL
KELLY J. MILLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 022803
MY COMMISSION EXPIRES MAR. 10, 1997

Before me:

Notary Public for Oregon

My commission expires 03/10/97

STATE OF OREGON

County of } ss.

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

ROSE MARY CARTIER
P O BOX 617
MARCOLA, OR 97454-0617

Return to:

ROSE MARY CARTIER
P O BOX 617
MARCOLA, OR 97454-0617

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

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

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 29, 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

Volume: 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

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

Dated: December 19, 1994

Recorded: December 23, 1994

Volume: M94, page 38783, Microfilm Records of Klamath County, Oregon

Amount: \$25,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust dated August 20, 1993 and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trust dated August 20, 1993, each to an undivided 1/2 interest (covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 31st day
of Jan A.D. 19 95 at 2:44 o'clock P M., and duly recorded in Vol M95
of Deeds on Page 2186

Bernetha G. Letsch County Clerk

FEE \$35.00

By Douglas Muller