

94486

mtc 34605  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RONALD E. DODSON and BARBEANN DODSON, as  
tenants by the entirety, Grantor \_\_\_\_\_

in consideration of TEN THOUSAND Dollars,  
to HAROLD ELLIOT paid by the Grantee. herein, do hereby grant, bargain, sell and convey unto

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

Lot 11 in Block 1 of 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 s 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 15 day of February 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

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss.COUNTY OF Deschutes

Personally appeared the above named

and acknowledged the foregoing instrument to be a voluntary act.

Before me:

Notary Public for Deschutes CityMy commission expires 5-1-98

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

HAROLD ELLIOT  
19505 COMANCHE LANE  
BEND, OR 97702

Return to:

HAROLD ELLIOT  
19505 COMANCHE LANE  
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 Deeds of said county.

Recorder of Conveyances

# WARRANTY DEED (EXCEPTIONS)

2634  
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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 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 and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status 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

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 6th day  
of February A.D., 19 95 at 9:26 o'clock A M. and duly recorded in Vol. M95  
of Deeds on Page 2633

FEE \$35.00

Bernetha G. Letsch County Clerk

By

Annette Mueller