

95762

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## WARRANTY DEED

MTC-24681

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

, Grantor

in consideration of EIGHTEEN THOUSAND NINE HUNDRED FIFTY Dollars,  
 to M. KELLY RIDDERS and KIMBERLY J. RIDDERS, husband and wife  
 paid by the Grantee herein, do hereby grant, bargain, sell and convey unto

Grantee is 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 as their 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 28th day of February, 19 95

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

X Harold Elliot

(SEAL)

(SEAL)

(SEAL)

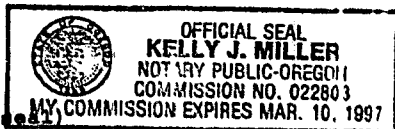
(SEAL)

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. February 28 19 95  
 COUNTY OF DESCHUTES  
 Personally appeared the above named Harold Elliot  
 and acknowledged the foregoing instrument to be his voluntary act.

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

M. KELLY RIDDERS  
2787 SE 43RD AVE  
ALBANY, OR 97321

Return to:

M. KELLY RIDDERS  
2787 SE 43RD AVE  
ALBANY, OR 97321

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 the declaration as follows; "fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service 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 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

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: January 30, 1995

Recorded: February 6, 1995

Volume: M95, page 4884, Microfilm Records of Klamath County, Oregon.

Amount: \$7,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Ronald E. Dodson and Barbeann Dodson, as tenants by the entirety

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day  
of March A.D., 1995 at 10:45 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 4884

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Doreene Millender