

MTC 34635

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

in consideration of TWENTY SIX THOUSAND NINE HUNDRED FIFTY, Grantor
 to paid by the Grantee herein, do hereby grant, bargain, sell and convey unto
ROBERT TIPSWORD and CAROL J. ANDREWS, with the rights of
survivorship

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

Lot 8 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 s, 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 15th day of March, 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)

(SEAL)

(SEAL)

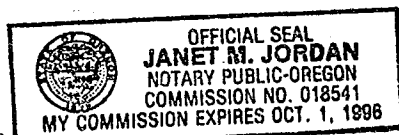
(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. March 15 1995

COUNTY OF Deschutes

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



(seal)

Before me:

Notary Public for

My commission expires

STATE OF OREGON

County of Deschutes } ss.

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

ROBERT TIPSWORD
27103 GREENBERRY RD
CORVALLIS, OR 97333

Return to:

ROBERT TIPSWORD
27103 GREENBERRY RD
CORVALLIS, OR 97333

I certify that the within instrument was received for
 record on March 15 at 10 o'clock AM, and was recorded
 in Book 1195 Page 6347 Record
 of Deeds of said county.

Recorder of Conveyances

WARRANTY DEED (EXCEPTIONS)

6348

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1. 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 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. 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.

3. 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 Coopertaive, Inc.

For: Electric line right of way easement

4. 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

5. 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: February 22, 1995

Recorded: February 20, 1995

Volume: M95, page 6099, Microfilm Records of Klamath County, Oregon

Amount: \$12,500.00

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day of March A.D., 19 95 at 1:59 o'clock P M., and duly recorded in Vol. M95 of Mortgages on Page 6347.

FEE \$35.00

By Bernetha G. Letsoff County Clerk