

## WARRANTY DEED

MTC 34604  
KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

, Grantor

in consideration of FIFTEEN THOUSAND NINE HUNDRED FIFTY Dollars,  
to MARVIN E. SHADDON and RHONDA L. SHADDON, husband and wife  
paid by the Grantee herein, do hereby grant, bargain, sell and convey untoGrantee is the following described real property, situate in the County of KLAMATH and  
State of Oregon, to wit:Lot 19, 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 a, 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 ATTACHEDand 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 27th day of March, 19 95X Harold Elliot (SEAL)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 30.930HAROLD ELLIOT (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

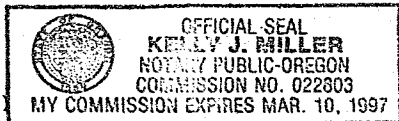
## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. March 27 19 95COUNTY OF DESCHUTESPersonally appeared the above named Harold Elliotand acknowledged the foregoing instrument to be his voluntary act.

Before me,

Kelly J. Miller  
Notary Public for OregonMy commission expires 03/10/97

(seal)



ESCROW NO. SR-14042KM

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL  
BE SENT TO THE FOLLOWING ADDRESS:MARVIN E. SHADDON92245 MURDOCH STMARCOLA, OR 97454

Return to:

MARVIN E. SHADDON92245 MURDOCH STMARCOLA, OR 97454

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

1. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 29, 1963

Recorded: July 21, 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 assessment, of Little River Ranch Homeowners Association.

3. Covenants, conditions and restrictions as shown on 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.

4. Subject to Restrictions as contained in instrument recorded in M81 at page 9485, Microfilm Records of Klamath County, Oregon, to wit:

"(3) All property within 200 yards of the River shall be subject to the following restrictions;

(a). Buildings must be suitable for year around use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. Pitch of the roof and size and spacing and ceiling joists must be adequate to withstand heavy snow packs. Roofs must be wood shingle. All buildings, fences, and improvements must be constructed in workmanlike manner and kept in a condition of good repair. Exposed portion of foundation must be painted or sided if more than 12" above the ground. Exteriors to be finished with natural materials with a rustic appearance.

(b) All land owners must comply with the laws and regulations of the

State of Oregon, county of Klamath, and any municipality applicable to fire protection, building construction, and public health.

(c) No commercial, professional, noxious, or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

(d) The cutting or removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property.

5. 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.

6. Reservations and restrictions as contained in Contract of Sale;  
Dated: August 24, 1973  
Recorded: February 22, 1982  
Volume: M82, page 2182, Microfilm Records of Klamath County, Oregon  
Vendor: Kenneth D. Stevens and Louie Alacano  
Vendee: D. D. S. a professional corporation as to an undivided 1/2 interest and Ronald D. Rohlfing and Twilla M. Rohlfing, as to an undivided 1/2 interest

7. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;  
Dated: March 30, 1994  
Recorded: April 1, 1994  
Volume: M94, page 9577, Microfilm Records of Klamath County, Oregon  
Amount: 54,000.00  
Grantor: Harold Elliot  
Trustee: Bend Title Company  
Beneficiary: Margaret L. Gregory and Irma L. De Graff, with the right of survivorship  
(Covers this and other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day  
of April A.D. 19 95 at 2:57 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 9017.

FEE \$40.00

By Bernetha G. Letsch County Clerk