

98638

04-19-95P03:54 RCVD

Vol. 1195 Page 3914

## WARRANTY DEED

MTL 35103  
 KNOW ALL MEN BY THESE PRESENTS, That JAMES H. REEVE and MARY ANN REEVE, as  
tenants by the entirety  
 in consideration of TEN THOUSAND, Grantor  
 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 32 in Block 3 of Tract 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 our hand s and seal s this 14th day of April, 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

James H. Reeve (SEAL)  
 JAMES H. REEVE

Mary Ann Reeve (SEAL)  
 MARY ANN REEVE

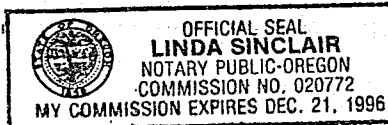
(SEAL)

(SEAL)

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 14 19 95  
 COUNTY OF Deschutes

Personally appeared the above named James H. Reeve and Mary Ann Reeve  
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Linda Sinclair  
 Notary Public for Oregon

My commission expires 12/21/96

(seal)

ESCROW NO. SR-14237KM

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

1. 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, husband and wife

To: Fred L. Mahn

2. 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 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."

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, 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: August 23, 1982

Volume: M82, page 10889, Microfilm Records of Klamath County, Oregon

From: Kenneth D. Stevens (Little River Ranch)

To: Midstate Electric Cooperative, Inc.

5. Agreement, 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 19th day  
of April A.D., 19 95 at 3:54 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 9914.

FEE \$35.00

By Bernetha G. Letsch County Clerk