

98640

04-19-95P03:54 RCVD  
WARRANTY DEEDVol. 195 Page 9918

9918

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

in consideration of SIXTEEN THOUSAND NINE HUNDRED FIFTY, Grantor  
to BEUFORD H. REED paid by the Grantee herein, do hereby grant, bargain, sell and convey unto Dollars,

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 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 6th 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

X Harold Elliot (SEAL)  
HAROLD ELLIOT (SEAL)

(SEAL)

(SEAL)

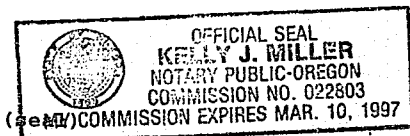
(SEAL)

(SEAL)

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF DESCHUTES SS. April 6 19 95Personally 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

ESCROW NO. SR-14239RM

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

BEUFORD H. REED  
555 DANEBO AVE #154  
EUGENE, OR 97402

Return to:

BEUFORD H. REED  
555 DANEBO AVE #154  
EUGENE, OR 97402

STATE OF OREGON

County of Deschutes } ss.

I certify that the within instrument was received for  
record on April 6 o'clock PM, and was recorded  
in Book 195 Page 9918 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

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: April 5, 1995

Recorded: April 19<sup>th</sup> 1995

Volume: M95, page 9918, Microfilm Records of Klamath County, Oregon

Amount: 10,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: James H. Reeve and Mary Ann Reeve

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 #54 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 9918.

FEE \$35.00

By Bernetha G. Leisch County Clerk