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Vol. M95 Page 11627

MTC1396-7490

WARRANTY DEED

05-04-95P02:28 RCVD

in consideration of	SEVENTEEN THOUS	SAND NITHE	HIMDDED ST	, Grantor
RON MITCHELL	paid by the Grantee	herein, do	hereby grant hara	Do
		<u> </u>		un, seu una convey un <u>to</u>
Grantee the followi State of Oregon, to wit:	ng described real property,	situate in the (County of KLAMA	TH
3				
Lot 27, Block 3, T	ract No. 1204, LITT	LE RIVER RA	NCH according to	- 43
Klamath County, Or	ract No. 1204, LITT eof on file in the egon.	office of t	he County Clerk	of
Variation (1941), see				
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y .				
To Have and to Hold	the granted premises unto the	e said Grantas		
And the Grantor	do covenant that_	he	lawfully spized in for	Heirs and Assigns forever
remises free from all encu	docovenant that _ mbrances,SEE_ATTACH	ED		simple of the above gra
d that <u>he</u> will ar	this hairs around			
emises, against the lawful	claims and demands of all p	ors and adminis	trators, shall warrant a	nd forever defend the gra
Witness	hand and seal	rensons, except (us avove statea.	
	ana seat	this_ZIIO	day of May	10 95
		1 1	as above stated. _ day ofMay _ 1 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
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PAGE 2

1. Covenants, conditions and restrictions as shown on the 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."

- 2. 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.
- 3. 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

4. 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 19, 1995 Recorded: April 20, 1995

Volume: M95, page Q050, Microfilm Records of Klamath County, Oreogn Amount: 10.000.00

Amount: 10,000.00
Grantor: Harold Elliot
Trustee: Bend Title Company

Beneficiary: Steven C. Scott and Leann C. Scott

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of	May	A.D., 19	95 at 2:28		M., and duly recorded in Vo	4th ol. M95	uay
4,700		of	Deeds		Page11627		,
FEE	\$35.00			By	Bernetha G. Letsch, Cou	nty Clerk	
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