

MTC 1396-7490

## WARRANTY DEED

05-04-95P02:28 RCVD

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

in consideration of SEVENTEEN THOUSAND NINE HUNDRED FIFTY, Grantor  
 to RON MITCHELL 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  
 State of Oregon, to wit: and

Lot 27, Block 3, 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 2nd day of May, 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

Harold Elliot (SEAL)  
HAROLD ELLIOT (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF DESCHUTES SS. May 2 19 95Personally appeared the above named Harold Elliotand acknowledged the foregoing instrument to be their voluntary act.

Before me:

Notary Public for OregonMy commission expires 03/10/97

(seal)



OFFICIAL SEAL  
 KELLY J. MILLER  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 022803

MY COMMISSION EXPIRES MAR. 10, 1997

ESCROW NO. SR-14251KM

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

RON MITCHELL  
50765 FREEMONT HIGHWAY  
LAPINE, OR 97739

Return to:

RON MITCHELL  
50765 FREEMONT HIGHWAY  
LAPINE, OR 97739

STATE OF OREGON

County of Deschutes } 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

WARRANTY DEED (EXCEPTIONS)

11628

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 9058, Microfilm Records of Klamath County, Oregon

Amount: 10,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Steven C. Scott and Leann C. Scott

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 4th day  
of May A.D. 19 95 at 2:28 o'clock p M., and duly recorded in Vol. M95,  
of Deeds on Page 11627.

FEE \$35.00

By Bernetha G. Litsch County Clerk  
Theresa