Vol. M95 Page

WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That RON MITCHELL

WARRANTY DEED

05-04-95P02:28 RCVD

	11011 OJ		N GMWGOC	INE HUNDRE	~		Dollars
HAPOLD	ELLIOT	_paid by the Grantee_	herein,			ll and conve	y unto
IIIICODD	RULLOI						-
		ng described real prope	erty, situate ii	n the County of	KLAMATH		a.
tate of Oreg	gon, to wit:		41.				
rricial	Block 4, plat ther county, Or	of Tract No. 120 eof on file in t egon.	4, LITTLE he office	RIVER RANCH of the Coun	, according to ty Clerk of	o the	
•							
							4
					." 		
To Hav	e and to Hold	d the granted premises u	nto the said (Grantee	is Heirs	and Assigns	forever.
And the	e Grantor	do covenant	that <u>he</u>	lawfully	seized in fee simp	le of the al	ove grante
emises free	from all enci	umbrances,					
	·····						
· · · · · · · ·							
	1	andhis heirs, e					
				auy oj_	April April	,	 ·
HIS INSTRUMESCRIBED IN	MENT WILL N THIS INSTRU AWS AND R THIS INSTRUM						
HIS INSTRUMESCRIBED IN AND USE LOCEPTING TITLE TO TOPPROPRIATE	MENT WILL N THIS INSTRU AWS AND R HIS INSTRUM THE PROPER	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACT TY SHOULD CHECK	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE	RON MITCHELI			(SEAL) (SEAL)
ERIFY APPRO	OVED USES.	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACQ TY SHOULD CHECK JUNTY PLANNING DEPA AND TO DETERMINI	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO ANY	RON MITCHELI			(SEAL)
ERIFY APPRO EMITS ON	OVED USES. LAWSUITS	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ TY SHOULD CHECK JUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING	E PROPERTY SAPPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO SANY OR	RON MITCHELI	pitall		(SEAL) (SEAL) (SEAL)
ERIFY APPRO IMITS ON	OVED USES. LAWSUITS	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACQ TY SHOULD CHECK JUNTY PLANNING DEPA AND TO DETERMINI	E PROPERTY SAPPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO SANY OR	RON MITCHELI	pitall		(SEAL) (SEAL) (SEAL)
ERIFY APPRO EMITS ON	OVED USES. LAWSUITS	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ TY SHOULD CHECK JUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING	E PROPERTY SAPPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO SANY OR	RON MITCHELI	pitall		(SEAL) (SEAL) (SEAL)
ERIFY APPRO	OVED USES. LAWSUITS	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ TY SHOULD CHECK JUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING	E PROPERTY SAPPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO SANY OR	RON MITCHELI	pitall		(SEAL) (SEAL) (SEAL)
PROPRIATE ERIFY APPRO IMITS ON OREST PR	OVED USES. LAWSUITS	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACQ TY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMING AGAINST FARMING S DEFINED IN ORS	E PROPERTY SAPPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO SANY OR	RON MITCHELI	pitall		(SEAL) (SEAL) (SEAL)
ERIFY APPRO	DVED USES. LAWSUITS ACTICES A	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACQ TY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMING AGAINST FARMING S DEFINED IN ORS	E PROPERTY SAPPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO SANY OR	RON MITCHELI	pitall		(SEAL) (SEAL) (SEAL)
PROPERTY APPRO	DVED USES. LAWSUITS ACTICES A	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACC TY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMING AGAINST FARMING S DEFINED IN ORS	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO S ANY OR 30.930	RON MITCHELI	pitell		(SEAL) (SEAL) (SEAL)
PROPERTY ACTOR OF	DVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RTMENT TO S ANY OR 30.930	RON MITCHELI	pitall		(SEAL) (SEAL) (SEAL)
PROPERTY APPROPERTY ACCURATE OF	DVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS	E PROPERTY APPLICABLE SIGNING OR UIRING FEE RTMENT TO S ANY OR 30.930	RON MITCHELI	pitell		(SEAL) (SEAL) (SEAL)
PROPERTY ACCURATE OF COUNTY OF COUNT	DVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACC TY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMING AGAINST FARMING S DEFINED IN ORS	E PROPERTY APPLICABLE SIGNING OR UIRING FEE RIMENT TO SANY OR 30.930 Application Applicat	pril 23	pitell		(SEAL) (SEAL) (SEAL)
ERIFY APPRODUCTION OF THE OF COUNTY	DVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMING AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above name	E PROPERTY APPLICABLE SIGNING OR UIRING FEE RTMENT TO S ANY OR 30.930 Applicable Applicable Ron Erument to	pril 23 Mitchell be his	19 <u>95</u>		(SEAL) (SEAL) (SEAL)
ERIFY APPRODUCTION OF THE PRODUCTION OF T	DVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst	E PROPERTY APPLICABLE SIGNING OR UIRING FEE RTMENT TO S ANY OR 30.930 Applicable Applicable Ron Erument to	pril 23	19 <u>95</u>		(SEAL) (SEAL) (SEAL)
ERIFY APPRODUCTION OF THE PRODUCTION OF T	DVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACQ TY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMING AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL LEGH FR	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 Applicable Ron trument to	pril 23 Mitchell be his pre me	19 95		(SEAL) (SEAL) (SEAL)
CTARY ACCURATE OF COUNTY OF CATEONAL COUNTY OF CATE	COLONIANS OF THE COLONI	NOT ALLOW USE OF THE JUMENT IN VIOLATION OF EGULATIONS. BEFORE IERN, THE PERSON ACQUITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named the foregoing installed the shows a second the	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 AI Ron trument to	mitchell be his ore mea	19 95 Voluntary act. Oregon		(SEAL) (SEAL) (SEAL)
CTARY ACCURATE OF COUNTY O	COLONIANS OF THE COLONI	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE IENT, THE PERSON ACQ TY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMING AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL LEGH FR	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 AI Ron trument to	mitchell be his ore mea	19 95		(SEAL) (SEAL) (SEAL)
CTARY ACCURATE OF COUNTY O	COLONIANS OF THE COLONI	NOT ALLOW USE OF THE JUMENT IN VIOLATION OF EGULATIONS. BEFORE IERN, THE PERSON ACQUITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named the foregoing installed the shows a second the	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 AI Ron trument to	mitchell be his ore mea	19 95 Voluntary act. Oregon		(SEAL) (SEAL) (SEAL)
CTARY ACCURATE OF COUNTY O	COLONIANS OF THE COLONI	NOT ALLOW USE OF THE JUMENT IN VIOLATION OF EGULATIONS. BEFORE IERN, THE PERSON ACQUITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named the foregoing installed the shows a second the	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO SANY OR 30.930 Application Application Before My or	Mitchell be his ore meanission exceptions	19 95 voluntary act. or Oregon op! -es 03/10/		(SEAL) (SEAL) (SEAL)
DTARY ACCURATE OF COUNTY O	COLONIANS OF THE COLONI	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL J. MILLER BLIC-OREGON N NO. 022303 ES MAR. 10, 1997	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO SANY OR 30.930 Application Application Before My or	Mitchell be his ore mea ary Public for commission ex	19 95 voluntary act. or Oregon op! -es 03/10/		(SEAL) (SEAL) (SEAL) (SEAL)
DTARY ACCURATE OF COUNTY O	COVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t KSPAN MOTABLY PU COMMISSION EXTIN	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL J. MILLER BLIC-OREGON N NO. 022303 ES MAR. 10, 1937 1KA ESTED, ALL TAX STATES	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 Applicable Ron Erument to Befor Nota	Mitchell be his ore me STATE OF OREG	19 95 voluntary act. or Oregon op! -es 03/10/		(SEAL) (SEAL) (SEAL) (SEAL)
DTARY ACTUAL OF	COVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t KSELLY NOTARY PROPERTY MISSIGN EARIN . SR-1425 .NGE IS REQUIHE FOLLOWIN	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL J. MILLER BLIC-OREGON N NO. 022303 ES MAR. 10, 1937 1KA ESTED, ALL TAX STATES	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 AI Ron trument to My of MENTS SHALL	Mitchell be his ore me STATE OF OREG County of I certify the	19 95 voluntary act. or Oregon op! -es 03/10/	<u></u>	(SEAL) (SEAL) (SEAL) (SEAL)
DTARY ACTUAL OF	COVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t KSPAN MOTABLY PU COMMISSION EXTIN	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL J. MILLER BLIC-OREGON N NO. 022303 ES MAR. 10, 1937 1KA ESTED, ALL TAX STATES	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 Applicable Ron Erument to My of MENTS SHALL	Mitchell be his ore me STATE OF OREG County of I certify the record on	19 95 roluntary act. Oregon Oregon Ospines 03/10/	97	(SEAL) (SEAL) (SEAL) (SEAL) ss. received for
DTARY ACTUAL OF	COVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t KSELLY NOTARY PROPERTY MISSIGN EARIN . SR-1425 .NGE IS REQUIHE FOLLOWIN	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL J. MILLER BLIC-OREGON N NO. 022303 ES MAR. 10, 1937 1KA ESTED, ALL TAX STATES	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 Applicable Applicab	Mitchell be his ore me ary Public for County of County of I certify the record on at	19 95 roluntary act. Oregon Oregon	97 Zorie was , and wa	(SEAL) (SEAL) (SEAL) (SEAL) ss. received for as recorded
DTARY ACTUAL OF	COVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t KSELLY NOTARY PROPERTY MISSIGN EARIN . SR-1425 .NGE IS REQUIHE FOLLOWIN	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL J. MILLER BLIC-OREGON N NO. 022303 ES MAR. 10, 1937 1KA ESTED, ALL TAX STATES	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 AI Ron trument to Before My of	Mitchell be his ore me STATE OF OREG County of I certify the record on at in Book	19 95 roluntary act. or Oregon op! -es 03/10/ GON at the within itself o'clock Page	97 Zorie was , and wa	(SEAL) (SEAL) (SEAL) (SEAL) ss. received for
DTARY ACCURATE OF DUNTY OF DUN	COVED USES. LAWSUITS ACTICES A KNOWLEDGE OREGON DESCHI y appeare wledged t KSELLY NOTARY PROPERTY MISSIGN EARIN . SR-1425 .NGE IS REQUIHE FOLLOWIN	NOT ALLOW USE OF TH JMENT IN VIOLATION OF EGULATIONS. BEFORE: IENT, THE PERSON ACQ ITY SHOULD CHECK DUNTY PLANNING DEPA AND TO DETERMINI AGAINST FARMING S DEFINED IN ORS MENT SS UTES d the above named he foregoing inst ALL SEAL J. MILLER BLIC-OREGON N NO. 022303 ES MAR. 10, 1937 1KA ESTED, ALL TAX STATES	E PROPERTY APPLICABLE SIGNING OR UIRING FEE WITH THE RIMENT TO S ANY OR 30.930 AI Ron trument to Before My of	Mitchell be his ore me ary Public for County of County of I certify the record on at	19 95 roluntary act. or Oregon op! -es 03/10/ GON at the within itself o'clock Page	97 Zorie was , and wa	(SEAL) (SEAL) (SEAL) (SEAL) ss. received for as recorded

1. Covenants, conditions and restrictions as shown on 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.

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.

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 and Dorothy Barclay
To: Fred L. Mahn

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 at 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: November 18, 1982
Volume: M82, page 15387, Microfilm Records of Klamath County, Oregon In favor of: Midstate Electric Cooperative, Inc.
For: Electric line right of way easement

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

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...: September 9, 1993
Recorded: September 13, 1993
Volume..: M93, page 23498, Microfilm Records of Klamath County, Oregon Amount..: \$25,000.00
Grantor.: Harold Elliot

Trustee.: Bend Title Company Beneficiary: Louie Alacano and Deanna Alacano, husband and wife with the right of survivorship

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of	Mountain	Title Company	the 4th	day
of May	A.D., 19 95 at	2:28 o'clock	P M., and duly recorded in Vol. M95	
01	f Deeds		on Page 11629	, Le
FFF \$35.00		В	on Page 11629 Bernetha G. Letsch, County Clerky Augustus Mitag	
FEE \$35.00		-,		