

WARRANTY DEED
 MTC 13967491
 KNOW ALL MEN BY THESE PRESENTS, That RON MITCHELL

05-04-95P02:28 RCVD

in consideration of SEVENTEEN THOUSAND NINE HUNDRED FIFTY Dollars, 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 3 in Block 4, 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,

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 23rd day of April, 19 95.

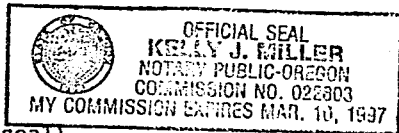
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

RON MITCHELL (SEAL)
Ron Mitchell (SEAL)
 (SEAL)
 (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. April 23 19 95
 COUNTY OF DESCHUTES

Personally appeared the above named Ron Mitchell
 and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me

Notary Public for OregonMy commission expires 03/10/97

ESCROW NO. SR-14251KA

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

HAROLD ELLIOT
OR
 Return to:
HAROLD ELLIOT
OR MTC

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. 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.

2. 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

5. 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
 of Deeds on Page 11629

FEE \$35.00

By Bernetha G. Letsch County Clerk