53 RCVD

MTCZ	らった	WARRANTY	DEED 05	-15-95P03:5
	Y THESE PRESENTS,	That HAROLD	ELLIOT	

in consideration of SEVENTEEN THOUSAN	D NINE HUNDRED FIFTY	, Grantor
to paid by the Grantee h	erein do hereby grant hargain	Dollars, sell and convey unto
THOMAS J. EBELING and KATHLEEN H	. EBELING, husband and	wife
Grantee _B _ the following described real property, situ State of Oregon, to wit:	ate in the County of KLAMATH	an
Lot 18, Block 4, PLAT NO. 1204, LITTLE of ficial plat thereof of file in the of Klamath County, Oregon.	RIVER RANCH, according to th Fice of the County Clerk of	<b>e</b> ( <sub>1,1</sub> )
하는 하는 사람들이 있다. 항상 그리고 생각하는 것을 보았다. 2017년 - 1일 - 1	보고 : 12 12 12 12 13 13 13 13 14 15 15 15 15 15 15 15 15 15 15 15 15 15	
[12] 이 시는 보고 하는 경험을 받는다.		
To Have and to Hold the granted premises unto the	said Grantag a thoir Usi	and Andreas Courses
And the Grantordocovenant that _1	lawfully seized in fee sin	rs and Assigns Jorever. The above granted
premises free from all encumbrances, SEE ATTACHE		
and that he will and heirs, executor	and administrators, shall warrant and	forever defend the grant
premises, against the lawful claims and demands of all pe Witnesshand and seat	rsons, except as above stated.	10 95
witnessnanaana seat	his 2nd day of May	
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPI	RTY HAROLD BLL	(SEAL)
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLIC	ABLE THROUD BELLOT	(SEAL)
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH	FEE THE	(05.41)
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT VERIFY APPROVED USES. AND TO DETERMINE ANY		(SEAL)
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.93	0	(SEAL)
NOTARY ACKNOWLEDGEMENT		
STATE OF OREGON ss.	May 2 19 95	
COUNTY OFDESCHUTES		······································
Personally appeared the above named Ha	rold Elliot	····
and acknowledged the foregoing instrumer	t to be his voluntary act	·.
	Before The:	
OFFICIAL SEAL	Fley Mules	·····
KELLY J. MILLER NOTARY PUBLIC-OREGON	Notary Public for Oregon	<del></del>
COMMISSION NO. 022803 (Bea MY COMMISSION EXPIRES MAR. 10, 1997	My commission expires 03/10	)/ <u>97</u>
(BEAT) WAR. 10, 1997		
ECODOW NO. OD 14000ms	STATE OF OPECON	
ESCROW NO. SR-14288KM	STATE QF OREGON  County of	<i>ss.</i>
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS S BE SENT TO THE FOLLOWING ADDRESS:	I certify that the within ins	trument was received for
THOMAS J. EBELING	record on	
4820 NE 34TH PORTLAND, OR 97211	ato clack	, and was recorded
Return to:	_ in BookPa	ge Record
THOMAS J. EBELING		
4820 NE 34TH		econder of Communication
PORTLAND, OR 97211	_ ^	ecorder 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 and Dorothy Barclay

126157

- 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Little River Ranch Homeowners Association.
- 3. 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

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.

- 4. Subject to Restrictions as contained in instrument recorded in M81 at page 9485, Microfilm Records of Klamath County, Oregon, to wit:
  - "(3) All property within 200 yards of the River shall be subject to the following restrictions;
    - (a). Buildings must be suitable for year around use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. Pitch of the roof and size and spacing and ceiling joists must be adequate to withstand heavy snow packs. Roofs must be of wood shingle. All buildings, fences, and improvements must be constructed in workmanlike manner and kept in a condition of good repair. Exposed portion of foundation must be painted or sided if more than 12" above the ground. Exteriors to be finished with natural materials with a rustic appearance.
    - (b). All land owners must comply with the laws and regulations of the State of Oregon, county of Klamath, and any municipality applicable to fire protection, building construction, and public health.
    - (c). No commercial, professional, noxious, or offensive trade or activity shall be carried on upon any lot, nor shall anything be cone thereon which may become an annoyance or nuisance to the neighborhood.
    - (d). The cutting or removal of living trees will only be permitted where necessary for the construction of buildings or thinning for the beautification of the property."
- 5. 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.

.6. Reservations and restrictions as contained in Contract of Sale;
Dated: August 24, 1973
Recorded: ¡February 22, 1982
Volume: M82, page 2182, Microfilm Records of Klamath County, Oregon
Vendor: Kenneth D. Stevens and Louie Alacano
Vendee: D. D. S. a professional corporation as to an undivided 1/2 interest and Ronald D. Rohlfing and Twilla M. Rohlfing, as to an undivided 1/2 interest

7. 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

8. 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: June 21, 1994
Recorded: July 8, 1994
Volume: M94, page 21210, Microfilm Records of Klamath County, Oregon Amount: \$123,000.00
Grantor: Harold Elliot
Trustee: Bend Title Company
Beneficiary: Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust U/D/T August 20, 1993 and Kenneth D. Stevens and Patricia A. Stevens Trust U/D/T August 20, 1993, each as to an undivided 1/2 interest (Covers other property)

(Covers other property)

PAGE 2

STATE OF	ODEGON		12 Minus		
SIMIE OF	OKEGON:	COUNTY	UE E.	A RAFATET .	22.0
		0001111	OI. IZT	WINTER!	SS.

Filed for record at requ	est ofMountain Title Company the	
of May	A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. 1905	da
	on Page12614	
FEE \$40.00	Bernetha G. Letsch, County Clerk By Annette Mueller	

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reserved Microfilm Records of Klamaib County, Oregon

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