05-15-95P03:53 RCVD WARRANTY DEED MTC35245 KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT . Grantor. in consideration of . SEVENTEEN THOUSAND NINE FIFTY Dollars, paid by the Grantee. hereby grant, bargain, sell and convey unta , husband and wife herein, do THOMAS J. EBELING and KATHLEEN E. EBELING, Grantee B the following described real property, situate in the County of State of Oregon, to wit: Lot 18, Block 4, PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon. To Have and to Hold the granted premises unto the said Grantee s, their — Heirs and Assigns forever. \_covenant\_that\_he SEE ATTACHED And the Grantor\_\_\_\_ do\_ \_ lawfully seized in fee simple of the above granted premises free from all encumbrances,\_\_\_ \_will andhis\_ heirs, executors and administrators, shall warrant and forever defend the granted he , <u>19</u>95 \_\_ hand \_\_\_\_\_ and seal \_\_\_\_ this\_ (SEAL) 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 (SEAL) (SEAL) VERIFY APPROVED USES. AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 ji. (SEAL)

NOTARY	ACKNOWL	EDGEMENT

STATE OF	OREGON		
COUNTY OF	DESCHUTES	ss	May 2 19 95
Personall	y appeared the a	bove named	Harold Elliot
and acknow	wledged the fore	going instru	ment to be his voluntary act.
(seally con	OFFICIAL SEAL MELLY J. MILL NOTARY PUBLIC-OR COMMISSION NO. O IMISSION EXPIRES MAR.	LEA EGON	Notary Public for Oregon  My commission expires 03/10/97

ESCROW NO. SR-14288KM

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

THOMAS J. EBELING 4820 NE 34TH PORTLAND, OR 97211 Return to:

THOMAS J. EBELING 4820 NE 34TH

PORTLAND, OR 97211 STATE OF OREGON

**}** ss. County of. I certify that the within instrument was received for

record on\_ o'cłąck at ., and was recorded in Book \_ Page \_ Record

of Deeds of said county.

Recorder 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

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- 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, Trustees of the Patricia A. Stevens Trust
U/D/T August 20, 1993, each as to an undivided 1/2 interest
(Covers other property)

(Covers other property)

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riled for record at request ofMountain Title Company		p*	
of acceptance	the	1	

May A.D., 19 95 at 3:53 o'clock P M., and duly recorded in Vol. M95

of Deeds on Page 12614

FEE \$40.00

Bernetha G. Letsch, County Clerk

By Annette Mueller

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