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## WARRANTY DEED

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Cromine 2 the following described real property, situate in the County of KLAMATH  Cromine 2 the following described real property, situate in the County of KLAMATH  County of Oregon, to wit:  Out 14 in Black 3 of Plat No. 1204, LITTLE RIVER PANCH, according to the Sticial plat thereof on file in the office of the County Clerk of the County, Oregon.  To Have and to Hold the granted premises must the said Grantee. a their Heirs and Assigns forever. And the Grantor a do. Comman that Day lawfully seized in fee simple of the above grant remises free from all encumbrances, SEE ANYACHED  To Have and to Hold the granted premises must the said Grantee. a their Heirs and Assigns forever. And the Grantor a do. Comman that Day lawfully seized in fee simple of the above grant remises, against the lawful claims and demands of all persons, except as above stated.  Witness, Out hand a and seal, the thin day of May 19 95  IN NOTHING THE INSTRUMENT, THE PERSON ACQUIRNO FEE WHILE OF THE PERSON	to	naid by the Grantee h	parain do harabu arant h	Dollars
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## WARRANTY DEED (EXCEPTIONS)

1. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 29, 1963 Recorded: July 31, 1963

347, page 76, Deed Records of Klamath County, Oregon Harold D. Barclay and Dorothy Barclay From:

Fred L. Mahn

- 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 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.
- 4. 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.
- 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 Midstate Electric Cooperative, Inc. and Little River Ranch

State of Oregon	
County of Deschutes	<u>May 12</u> , 1995
Personally appeared the above named and acknowledged the foregoing instrum	
deed.	ment to be <u>his</u> voluntary act and
WITNESS My hand and official seal.	
	(seal)
Notary Mublic for Oregon My Commission expires: 12-9-97	OFFICIAL SEAL
commission expires: 12-3-37	JUDY SWIFT NOTARY PUBLIC-OREGON
	MY COMMISSION NO. 029408 MY COMMISSION EXPIRES DEC 09, 1897

STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request of Mountain Title Co 16th \_ the A.D., 19 95 at 11:18 o'clock A M., and duly recorded in Vol. Deeds on Page Bernetha G. Leisch, County Clerk FEE \$35.00