WARRANTY DEED

s tenants by	BY THESE PRESENTS, To the entirety			
		USAND		Dollars,
consideration of	paid by the Grantee_	herein, d	hereby grant, bargain, sell o	and convey unto
ENNIS RICHAL	DS and CAROL R	CICHARDS,	husband and wife	
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enter S the follo	wing described real prop	perty, situate in	the County of Klamoth	and
te of Oregon, to wit	,,,,,,,			
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		the office	of the County Clerk of	
amath County,	oregon.			
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			lawfully seized in fee simple	e of the above grantea
remises free from all	r_Bdocovendi encumbrances,SEE P	ATTACHED		
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nd thatthey	will and _their_ heirs	s, executors and	l administrators, shall warrant and f s, except as above stated.	orever defend the grante
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1. An easement created by instrument, subject to the terms and provisions thereof

May 29, 1963 Dated: July 31, 963 Recorded:

347, Page 76, Deed Records of Klamath County, Oregon Volume:

Harold D. Barclay and Dorothy Barclay From:

Fred L. Mahn To:

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. 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.
- No commercial, professional, noxious, or offensive trade or activity shall be carried on upon any lot, nor shall anything be done 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; August 24, 1973

Dated: Recorded: February 22, 1982

Volume: M82, page 2182, Microfilm Records of Klamath County, Oregon.

Kenneth D. Stevens and Louis Alacano

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.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day of May A.D., 19 95 at 3:48 o'clock P. M., and duly recorded in Vol. M95, of Deeds on Page 13211.

Bernetha G. Leisch, County Clerk

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