

## WARRANTY DEED

MIT 3534A  
 KNOW ALL MEN BY THESE PRESENTS, That KENNETH C. BARROWS and DEBORAH L. BARROWS,  
 as tenants by the entirety \_\_\_\_\_, Grantor \_\_\_\_\_

in consideration of FOURTEEN THOUSAND Dollars,  
 to \_\_\_\_\_ paid by the Grantee \_\_\_\_\_ herein, do \_\_\_\_\_ hereby grant, bargain, sell and convey unto  
DENNIS RICHARDS and CAROL RICHARDS, husband and wife

Grantee s the following described real property, situate in the County of Klamath and  
 State of Oregon, to wit:

Lot 24, Block 3, 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 s, their \_\_\_\_\_ Heirs and Assigns forever.  
 And the Grantor s do \_\_\_\_\_ covenant that they lawfully seized in fee simple of the above granted  
 premises free from all encumbrances, SEE ATTACHED

and that they will and their 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 18 day of MAY, 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

Kenneth C. Barrows (SEAL)  
 KENNETH C. BARROWS (SEAL)

Deborah L. Barrows (SEAL)  
 DEBORAH L. BARROWS (SEAL)

Deborah L. Barrows (SEAL)

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. May 18 19 95  
 COUNTY OF DESCHUTES

Personally appeared the above named KENNETH C. BARROWS AND DEBORAH L. BARROWS  
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Notary Public for Oregon

My commission expires 10-6-97

(seal)



ESCROW NO. SB-7678CD

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

DENNIS RICHARDS  
1492 1/2 SUGAR PINE LOOP  
LAPINE, OR 97739

Return to:

DENNIS RICHARDS  
1492 1/2 SUGAR PINE LOOP  
LAPINE, OR 97739

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

## WARRANTY DEED (EXCEPTIONS)

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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

To: 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. 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 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;

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.

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. 495,  
of Deeds on Page 13211.

**FEE \$4000**

Bernetha G. Letsch, County Clerk

By Myrtle K. Long