

UTC 35942

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CATHY A. WAIBEL

_____, Grantor
 in consideration of FOURTEEN THOUSAND NINETY FIVE AND FORTY / 100ths Dollars,
 to _____ paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto
BEVERLY J. FAGIN

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

Lot 21 in Block 3 of Plat 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 _____, her _____ Heirs and Assigns forever.
 And the Grantor _____ do _____ covenant that she lawfully seized in fee simple of the above granted
 premises free from all encumbrances, SEE ATTACHED

and that she will and her _____ 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 10th day of August, 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**

Cathy A. Waibel (SEAL)
 CATHY A. WAIBEL (SEAL)

(SEAL)

(SEAL)

(SEAL)

NOTARY ACKNOWLEDGEMENT

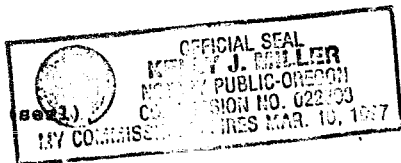
STATE OF OREGON ss. August 10 19 95
 COUNTY OF DESCHUTES

Personally appeared the above named Cathy A. Waibel
 and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Jelly Miller
 Notary Public for Oregon

My commission expires 03/10/97



ESCROW NO. SR-14610KM

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

BEVERLY J. FAGIN
7214 SW LOCUST
PORTLAND, OR 97223

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7214 SW LOCUST
PORTLAND, OR 97223

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

Taxes for the fiscal year 1995-1996, a lien not yet due and payable.
Account No: 2309-002B0-01900 Key No: 699827
Code No: 051

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.

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

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.

An easement created by instrument, subject to the terms and provisions thereof,
 Dated: May 6, 1981
 Recorded: November 18, 1982
 Volume: M82, page 15387, Microfilm Records of Klamath County, Oregon
 In favor of: Midstate Electric Cooperative, Inc.
 For: Electric line right of way easement

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

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...: September 9, 1993
Recorded: September 13, 1993
Volume...: M93, page 23498, Microfilm Records of Klamath County, Oregon
Amount...: \$25,000.00
Grantor.: Harold Elliot
Trustee.: Bend Title Company
Beneficiary: Louie Alacano and Deanna Alacano, husband and wife with the right of survivorship
(With other property)

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...: September 9, 1993
Recorded: September 13, 1993
Volume...: M93, page 23502, Microfilm Records of Klamath County, Oregon
Amount...: \$11,350.00
Grantor..: Cathy A. Waibel
Trustee..: Bend Title Company
Beneficiary: Harold Elliot

which Trust deed the purchaser hereby assumes and agrees to pay

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 14th day
of August A.D., 19 95 at 9:30 o'clock A M., and duly recorded in Vol. M95,
of _____ of Deeds on Page 21520.

FEE **\$35.00**

By Annette Mueller Bernetha G. Letsch, County Clerk

August 14, 1995

Document 4428

No Record