

79311

After recording return to:

Stephen B. Williams & Nancy L. Williams3904 S CircleWashougal, Wash. 98671Name, Address, ZipUntil a change is requested all tax statements shall be  
sent to the following address.  
same as aboveTitle Order No. K-416559Escrow No. 117995-NLName, Address, Zip

## STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, conveys and warrants to Stephen B. Williams  
husband and wife, Grantee, the following described real property free of liens and  
encumbrances, except as specifically set forth herein:Lot 1 in Block 2, Tract 1098-Split Rail Ranchos, according to the official  
plat thereon on file in the office of the County Clerk of Klamath County, Oregon.The Property is free of liens and encumbrances, EXCEPT: Items as set forth in Exhibit "A" attached hereto and made a  
part hereof.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.

the true consideration for this conveyance is \$9,495.00

(Here comply with the requirements of ORS 93.030)

Dated this 12th day of April, 19 94.STEVEN TRONO

STATE OF OREGON

County of Deschutes } ss.BE IT REMEMBERED, That on this 12th day of April, 19 94,  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named  
Steven Tronoknown to me to be the identical individual described in and who executed the within instrument and acknowledged  
to me that he executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last  
above written.Nancy Lumpkin

My Commission Expires

Notary Public for Oregon

6/9/97

Exhibit A

11513

1. Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954, in Volume 268 page 209, Deed records of Klamath County, Oregon, as follows: "Saving and Except: ...It is agreed that the sellers retain an undivided  $\frac{1}{2}$  interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."
2. Reservations and restriction in the dedication of Tract 1098-Split Rail Ranchos, as follows: "...said plat subject to: A 45-foot building set back line along the from of all lots, and a 20-foot building set back along the said street lines; any additional restrictions provided in ay recorded protective covenants or any Oregon administrative regulations pertaining hereto; A 16-foot public utility easement along the back of all lots."
3. Protective Covenants, Conditions and Restrictions for Forest Meadows at Split Rail Ranchos, dated March 29, 1994, recorded April 1, 1994, in Volume M-94 on page 9622, Deed Records of Klamath County, Oregon.
4. Declarations, Covenants and Conditions for Tract 1098 Split Rail Ranchos, recorded April 14, 1994 in M-94 on page 11266, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co  
of April A.D., 19 94 at 3:35 o'clock P M., and duly recorded in Vol. M94  
Deeds on Page 11512

FEE \$35.00

By Evelyn Biehn County Clerk  
Douglas Mullenbore