After recording return to:

Stephen B. Williams & Nancy L. Williams

3904 S Circle

Washougal, Wash. 98671

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Same as above

79311

Title Order No. K-1/655G  Escrow No. 117995-NI.	same as above
11/995-NL	
	Name, Address, Zip
CTI A TITLE TO THE	
STATUTOR	Y WARRANTY DEED
STEVEN TRONG Comme	
Grantor, conveys and warrants to	Stephen B. Williams and Nancy L. Williams tee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:	tee, the following day in Mancy L. Williams
specifically set forth herein:	real property free of liens and
Lot 1 in Block 2	Plit Rail Ranchos, according to the official the County Clerk of Klamath County, Oregon.
plat thereon on file in the second	olit Rail Ranchos
the office of t	the County Clark of "
The Property is free of liens and engumbers	or Klamath County, Oregon
part hereof.	: Items as set forth in Exhibit and
Constant of the Constant of th	The County Clerk of Klamath County, Oregon.  The Hems as set forth in Exhibit "A" attached hereto and made a
VIOLATION OF APPLICABLE I AND USE OF THE	E PROPERTY DESCRIBED IN THIS INSTRUMENT IN D REGULATIONS. BEFORE SIGNING OR ACCEPTING TITLE TO THE PROPERTY SHOULD CHECK THE
THIS INSTRUMENT, THE PERSON ACQUIRING FEE THE APPROPRIATE CITY OR COUNTY PLANNING I TO DETERMINE ANY LIMITS ON LAWSUITS AGAIN	D REGULATIONS, REFORE SIGNMENT IN
TO DETERMINE ANY LIMITS ON LAWSHIPS	DEPARTMENT TO VERIEV ARREST CHECK WITH
TO DETERMINE ANY LIMITS ON LAWSUITS AGAIN IN ORS 30.930.	ST FARMING OR FOREST PRACTICE USES AND
	OKTOKEST PRACTICES AS DEFINED
the true consideration for this conveyance is \$9,495.00	
Dated 15: 37,495.00	(Here comply with the requirements of ORS 93.030)
Dated this 12th day of April	the requirements of ORS 93.030)
	, 19 94 .
CTEUM	
SIEVEN TRONO	
STATE OF COUNTY	
STATE OF OREGON	
County of Deschutes   ss.	
, 00.	
BE IT REMEMBERED, That on this 12th day of	
Stores me, the undersigned, a Notary Public in and for the Co	April
before me, the undersigned, a Notary Public in and for the Sta	ite of Oregon, personally appeared the within and item.
	- and within named
nown to me to be the in	
nown to me to be the identical individualdescribed in a	and art
	and who executed the within instrument and acknowledged he same freely and voluntarily.
IN TESTIMONY WITE	he same freely and voluntarily.
above written	hand and the breed
witten,	hand and affixed my official seal the day and year last
	Mila Collast
<u> </u>	young Jimah
M	y Commission Expires 10   Notary Public for Oregon
M. M	y Commission Expires 10 9197

OFFICIAL SEAL

NANCY LUMPKIN

NOTARY PUBLIC - OREGON

COMMISSION NO. 025180

NY CHMISSION EDPRES LINE 9, 1997

## Exhibit A

- 1. Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, huchand and wife to Hardy C Hand and Retry P Hand huchand and wife dated Tuly R 1. Reservations and restrictions in deed executed by Kollin E. Cook and Helen E. Cook and July 22. 1954. In Volume 268 nage 200 Deed records of Klamath County. 11513 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, Ore-1954, recorded July 22, 1954, in Volume 268 page 209, Deed records of Klamath Count gon, as follows: "Saving and Except: ...It is agreed that the sellers retain an and gas rights on the premises. tog gon, as follows: "Saving and Except: ...It is agreed that the sellers retain an undivided ! interest in all of the mineral, oil and gas rights on the premises, together the nurpose of taking and removing with the privilege of ingress and egress for the purpose of taking and removing
- 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 fi 2. Reservations and restriction in the dedication of Tract 1098-Split Rail Rancnos, as follows: "...said plat subject to: A 45-foot building set back line along the from huilding set back along the said street lines: any additiona as follows: ....said Plat subject to: A 45-toot building set back line along the from of all lots, and a 20-foot building set back along the said street lines; any additional protective covenants or any Oregon administrative or all lots, and a 20-foot building set back along the said street lines; any addition regulations provided in ay recorded protective covenants or any Oregon administrative herein. A 16-foot public utility easement along the back of all 1 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 3. Protective Covenants, Conditions and Restrictions for Forest Meadows at Split Ranchos, dated March 29, 1994, recorded April 1, 1994, in Volume M-94 on page 9622,
- 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.

Filed for record		
En. COUNTY (	OF VI	
riled for record	LAMATH.	

of _	April 1	SS.			
FEE	\$35.00	D., 19 94 at 3:35 Deeds	h County Title Co	the 18th  duly recorded in Vol. M94	
en e			Evelyn Biehn  By Quill	County Clerk	day,