

80698

05-09-94 P03:25 PCVD

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K-46635

After recording return to:  
Steven Trono  
c/o Western Title & Escrow  
P.O. Box 215, Bend, Oregon 97702  
 Name, Address, Zip  
 Until a change is requested all tax statements shall be sent to the  
 following address.  
Forest Meadows,  
2533 No. Carson Street #1077  
Carson City, Nevada 89706  
 Name, Address, Zip

Title Order No. \_\_\_\_\_

Escrow No. 118117-NL

## STATUTORY BARGAIN AND SALE DEED

Forest Meadows, a Nevada Partnership, Grantor conveys to STEVEN TRONO, Grantee, the following described real property: Lot 4 in Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 11 & 12 in Block 1, 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" 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 \$ 37,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 3rd day of May, 19 94.

FOREST MEADOWS, a Nevada Partnership

BY: Patricia H. GislserBY: Joel Gislser

STATE OF OREGON,

County of Deschutes

} ss.

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 5th day of May, 19 94, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Patricia H. Gislser & Joel Gislser, Partners of Forest Meadows, a Nevada Partnership

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that They 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  
 Notary Public for Oregon  
 My commission expires 6/9/97

## EXHIBIT "A"

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 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 restrictions in the dedication of Tract 1098-Split Rail Ranchos, as follows: "...said plat subject to: A 45-foot building set-back line along the front of all lots, and a 20-foot building set back along the said street lines; any additional restrictions provided in any recorded protective covenants or any Oregon administrative regulations pertaining hereto; A 16-foot public utility easement along the back of all lots."
3. Financing Statement indicating a security agreement, given by Joel T. Gisler, as debtor, to Seattle First National Bank, as secured party, recorded November 16, 1933, in Volume M93 page 30170, Mortgage records of Klamath County, Oregon.
4. Protective Covenants, Conditions and Restrictions for Forest Meadows at Split Rail Ranchos, dated March 29, 1994, recorded April 1, 1994, in Volume M94 page 9622, Deed records of Klamath County, Oregon.
5. Declarations, Covenants and Conditions for Tract 1098 Split Rail Ranchos, recorded April 14, 1994, in Volume M94 page 11266, Deed records of Klamath County, Oregon.
6. Electric Line Right-of-Way Easement, including the terms and provisions thereof, in deed from Vincent Gisler to Midstate Electric Cooperative, Inc., a cooperative, dated March 1, 1994, recorded April 26, 1994 in Volume M94 page 12551, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 9th day  
 of May A.D., 19 94 at 3:25 o'clock P M., and duly recorded in Vol. M94  
 of Deeds on Page 14599

FEE \$35.00

Evelyn Biehn County Clerk

By Annelle Mueller