06-02-94A1	

82052

		12.1			4 2 8 A M
		voi.m	194 F	Jaue -	17410
	아이는 것이 같이 한다.		Constant Pro-	~~	
recording	return to;		이 가 있습니다. 김용영화		

Steven Trono

2533 No. Carson Street #1077

Carson City, Nevada 89706 Name, Address, Zip

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

same as above

Name, Address, Zip

 K-46719

 Escrow No.
 118266-NL

STATUTORY BARGAIN AND SALE DEED

Afte

Forest Meadows, a Nevada Partnership, Grantor conveys to STEVEN TRONO, Grantee, the following described real property:

Lot $\underline{13}$ in Block $\underline{1}$, 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 cons	ideration for this conve	yance is \$ 13,000.00	(Here comply with the requirements of ORS 93.030)
Dated this	27th day of	<u>May</u> , 19	<u>94</u>
OREST ME	ADOWS, a Nevada Pa	rtnership	노력화학교 등은 이상 가지가 있는 것으로 가지 않다. 그는 것은 명료가 있는 것이 가지 않는 것을 가지 않는 것을 하는 것을 수 있는 것을
Y:	bed Til	<u>la</u>	
Y: //	flight C.	<i>ر</i> ز ک	같은 그 같은 전환가 있었다. 그는 그는 것은 것은 것은 것은 것은 것을 가지? 같은 것은
7			1993년 1월 2013년 1월 1997년 1월 1997년 1월 1997년 1997년 1월 1997년 1월 19
			이가 가지 않는 것은 것이 있는 것이 가지 않는 것이다. 같은 것이 같은 것이 같은 것이 있는 것이 있는 것이 같은 것이 있다. 같은 것이 같은 것이 같은 것이 있는 것이 있는 것이 같은 것이 있는 것이 같은 것이 같은 것이 같이 있는 것이 같이 있는 것이 있는 것이 없다.
	OF OREGON,	\$55.	FORM Ne. 23—ACKNOWLEDGMENT Stevens-Nets Law Publishing Co. N Portland, OR 97204 © 199
Coun	ty of Deschutes	J	
B	E IT REMEMBERE	D, That on this27th	. day of, 19.94
belore n	ne, the undersigned, Joel Gisler one	a Notary Public in and for th of the partners of Fo	ne State of Oregon, personally appeared the within rest. Meadowsa. NevadaPartnership
		······································	
			d in and who executed the within instrument an
acknowl	edged to me that	그는 것 이 같은 것 같은 것 같아요.	the same freely and voluntarily.
	OFFICIAL SEAL	IN TESTIMONY V	VHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above writter
	NANCY LUNPKIN NOTARY PUBLIC - OREGON		nuer Rundi
New m	COMMISSION NO. 02518 COMMISSION EXPRES JUNE 9, 19	n X	Notary Public for Orego
		My My	commission expires
			28년 1월 19일 - 1일

17411 STATE OF OREGON. FORM No. 23—ACCNOWLEDGMENT. Stevens-Ness Law Publishing Co. NL Portland, OR 97204 © 1992 County of _ Deschutes BE IT REMEMBERED, That on this ______ 31st_____ day of _____ May ______, 19.94 _, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named _____Patrick M. Gisler, one of the partners of Forest Meadows, a Nevada hnown to me to be the identical individual..... described in and who executed the within instrument andexecuted the same ireely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed OFFICIAL SEAL NANCY LUMPKIN NOTARY PUBLIC - OREGON COMMISSION NO. 025180 NY COMMISSION POPPES JUNE 9, 1987 my official seal the day and year last above written. Notary Public for Oregon and a comment My dommission 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. 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 Volume M-94 on page 11266, Deed Records of Klamath County, Oregon.

5. Electric Line Right-Of-Way Easement, including the terms and provisions thereof, given by Vincent Gisler to Midstate Electric Cooperative, Inc., dated March 1, 1994 and recorded April 26, 1994 in M-94 on page 12551, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: 55.

Filed for record	at request of	Klamath	County Title Co		0
of	June A.D., 19	94_at_11	<u>:30</u> o'clock <u>A</u> M.,	and duly meanded in the	<u>2nd</u> day Vol M94
	of	Deeds	on Page	17410	vol,
FEE \$35.00			Evelyn Biehn	· County Clerk	
			. By <u>Ur</u>	elene Mulles	nalare