

83545

06-29-94F03:27 RCV

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After recording return to:

Dan A. Nielsen and Maureen J. Nielsen
19005 NE 142nd Ave.
Battle Ground, Washington 98604
 Name, Address, Zip

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

Title Order No. K-46840Escrow No. 118407-NL

Name, Address, Zip

STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, convey and warrants to Dan A. Nielsen and Maureen J. Nielsen, husband and wife, Grantees, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14 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 A LOW 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 \$ 13,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 21 day of June, 19 94

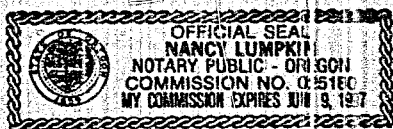
STEVEN TRONO

STATE OF OREGON
 County of Deschutes } ss.

BE IT REMEMBERED, That on this 21 day of June, 19 94, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Steven Trono

known to me to be the identical individual he 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
 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. 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.
4. Declarations, Covenants and Conditions for Tract 1098 Split Rail Ranchos, recorded April 14, 1994, in Volume M94 page 11265, 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., 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 Co the 29th day
 of June A.D. 1994 at 3:27 o'clock P M., and duly recorded in Vol. M94
 of Deeds on Page 20265

Evelyn Biehn County Clerk
 By Barbara Williams

FEE \$35.00