

84837

07-26-94PC3:18 RCVD

Vol 94 Page 22843

After recording return to:

Steven Trono

c/o Western Title & Escrow

P.O. Box 631, Bend, Or. 97709

Name, Address, Zip

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

2533 No. Carson Street #1077

Carson City, Nv. 89706

Name, Address, Zip

Title Order No. K-46939

Escrow No.

STATUTORY BARGAIN AND SALE DEED

Forest Meadows, a Nevada Partnership, Grantor conveys to STEVEN TRONO, Grantee, the following described real property: Lots 15,16,17,27,28 in Block 1, Tract 1098-Split Rail Ranchos, according to the official plat thereon on file in the office of the County Clerk. LotS ** 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" 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. ** 9,13,15,16,21,23,29,36 **

The true consideration for this conveyance is \$ 146,500.00

(Here comply with the requirements of ORS 93.030)

Dated this 25th day of July, 19 94.

FOREST MEADOWS, a Nevada Partnership

BY:

BY:

STATE OF OREGON,

County of Deschutes

} ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 25 day of July, 1994, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Patrick M. Gisler and Joel T. Gisler, two of the partners of Forest Meadows, a Nevada Partnership

known to me to be the identical individuals 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

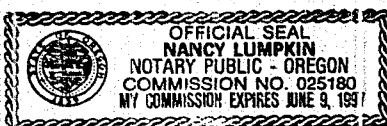


EXHIBIT "A"

1. Taxes for 1994-95 are now a lien, but not yet payable.
2. 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."
3. 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.
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 11256, Deed records of Klamath County, Oregon.
6. 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 26th day
 of July A.D., 19 94 at 3:18 o'clock P M., and duly recorded in Vol. M94
 of Deeds on Page 22843

FEE \$35.00

Evelyn Biehn County Clerk

By Dorinda M. Mendenhall