| 80708 | 2. | 05-00-04 | Vol. <u><i>M94</i></u> Page 14606 (P03:26 RCVD) After recording return Vol. <u>M94</u> Page 2286 |
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| 860:S | | | After recording return 101 m94 Page 228 |
| | -26-94P03:20 RCV | К46636 D | Dallas D. Lee 3713 NE 161st Court |
| 07- | -20-94103.20 | | Vancouver, Wa 98682 |
| | | | Name, Address, Zip |
| | | | Until a change is requested all tax statements shall be sent to the following address. |
| | | | same as above |
| Title Order | the second s | | |
| Escrow No. | . <u>118117-NL</u> | | Name, Address, Zip |
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| an an t | | | WARRANTY DEED |
| | THIS DOCUMENT | IS BEING RE-RE | CORDED TO CORRECT THE LEGAL DESCRIPTION ONLY. |
| STEVEN 7 | TRONO. Grantor, conve | ys and warrants to | Dallas D. Lee and /////////////////////////////////// |
| <u>~////////////////////////////////////</u> | ////////////////////////////////////// | 1/ And/ wife, Grani | ee, the following described real property free of liens and |
| | ces, except as specifically 2 | set torui nereni. | |
| Lot / | 1/ in Block // | , 'Tract 1098-Sp | lit Rail Ranchos, according to the official |
| plat the | ereon on file in t | the office of t | he County Clerk of Klamath County, Oregon. |
| The Proper | rty is free of liens and end | umbrances, EXCEP | T: Items as set forth in Exhibit "A" attached hereto and made a |
| part hereof | n in an ann ann ann ann ann ann ann ann | | generative gettern and some the source of th |
| דאוג זאויז | TRUMENT WILL NOT | ALLOW USE OF TH | HE PROPERTY DESCRIBED IN THIS INSTRUMENT IN |
| VIOLATIC | N OF APPLICABLE L | AND USE LAWS AN | ND REGULATIONS. BEFORE SIGNING OR ACCEPTING |
| THIS INST | TRUMENT THE PERS | IN ACOUIRING FE | E TITLE TO THE PROPERTY SHOULD CHECK WITH |
| THE APPR | ROPRIATE CITY OR CO | DUNTY PLANNING | DEPARTMENT TO VERIFY APPROVED USES AND INST FARMING OR FOREST PRACTICES AS DEFINED |
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| the true cor | | | α |
| | nsideration for this conve | | .00 (Here comply with the requirements of ORS 93.030) |
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1. Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, 1. Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Handy 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 interest in all of the mineral, oil and gas rights on the previses, to-gether with the privilege of ingress and egress for the purpose of taking and removing the same." the same."

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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 Cregon 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 Bnak, as secured party, recorded November 16, 1933, in Volume M93 page 30170, Mortgage records of Klamath County, Oregon.

4. Protective Covenanti, 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.

Electric Line Right-of-Way Easement, including the terms and provisions thereof, in deed from Vincent Gigler 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 | DF KLAMATH: ss. | and the second |
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| of <u>May</u> A.D. | , 19 94 at 3:26 o'clock P M., and duly recorded i | n Vol: |
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| | | of | Deeds | on Page <u>22882</u> . | |
| FEE | \$ 10.00 | | | Evelyn Biehn - County Clerk By Daulene Millenslore | |
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