

85871

08-12-94A11:33 RCVD

Vol. 94 Page 25001

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, Nevada 89706

Name, Address, Zip

Title Order No. K- 47037

Escrow No. _____

STATUTORY BARGAIN AND SALE DEED

Forest Meadows, a Nevada Partnership, Grantor conveys to STEVEN TRONO, Grantee, the following described real property: Lots 9, 10, 24, 25, 26 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, Lot ⁸³⁹ 28, 40 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.

The true consideration for this conveyance is \$100,000.00

(Here comply with the requirements of ORS 93.030)

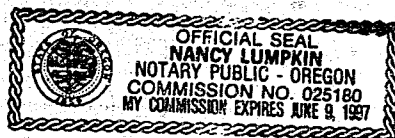
Dated this 10th day of August, 19 94.

FOREST MEADOWS, a Nevada Partnership

BY: Joel T. Gisler

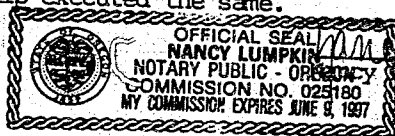
BY: Patricia M. Gisler by Joel T. Gisler Attorney in fact

State of Oregon
County of Deschutes



On this 10th day of Aug. in the year 1994, before me, the undersigned Notary Public, personally appeared Joel T. Gisler, known to me to be one of the partners of the Partnership, Forest Meadows, that executed the within instrument, and acknowledged to me that the partnership executed the same.

State of Oregon
County of Deschutes



One this 10th day of Aug. in the year 1994, before me, the undersigned Notary Public, personally appeared Joel T. Gisler, known to me as one of the partners of the Partnership, Forest Meadows, to be the person whose name is subscribed to the within instrument as the attorney-in-fact of Pat Gisler, one of the partners of Forest Meadows, and acknowledged to me that he subscribed the name of Pat Gisler thereto as one of the partners of Forest Meadows and his own name as attorney-in-fact.

Nancy Lumpkin
Nancy Lumpkin, Notary Public

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 11266, 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 12th day
of Aug A.D., 19 94 at 11:33 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 25001.

Evelyn Biehn - County Clerk

FEE \$35.00

By Debra M. Miller