

87209

08-31-94 P03:16 FCDV

After recording return to:

Craig D. Bortz & Kimberly J. Bortz
 19360 Seminole Circle
 Bend, Or. 97702

Name, Address, Zip

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

Title Order No.

Escrow No. 118777-NL

Name, Address, Zip

K-47066
 STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, conveys and warrants to Craig D. Bortz and Kimberly J. Bortz
 _____, husband and wife, Grantee, the following described real property free of liens and
 encumbrances, except as specifically set forth herein:

Lot 49 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.

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 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 THE 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 \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 23 day of August, 1994.

Steven Trono
 STEVEN TRONO

STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 29th day of August, 1994,
 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 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
 My Commission Expires

Notary Public for Oregon
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: "The 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:

Filed for record at request of Klamath County Title Co the 31st day
 of Aug A.D. 1994 at 3:16 o'clock P. M., and duly recorded in Vol. M94,
 of Deeds on Page 27347.

Evalyn Biehn - County Clerk

By Pauline Muelendorp

FEE \$35.00