

1986

06-23-95P03:35 RCVD

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After recording return to:

Steven Tronoc/o Western Title & Escrow1345 NW Wall Street #200Name, Address, Zip Bend, Or. 97701

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

2533 N. Carson Street, Suite 107Carson City, Nevada 89706Name, Address, ZipTitle Order No. K-48122Escrow No. 120632-NL

## STATUTORY BARGAIN AND SALE DEED

Forest Meadows, a Nevada Partnership, Grantor conveys to STEVEN TRONO, Grantee, the following described real property:

Lots 47, 48, 56, 58 and 59, in Block 1, and

Lot 49 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 \$ 110,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 13th day of June, 19 95.

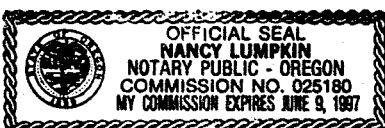
FOREST MEADOWS, a Nevada Partnership

BY: Patrick M. Gisler

BY: Joel T. Gisler

State of Oregon  
County of Deschutes

On this 22nd day of June, 1995, before me, the undersigned Notary Public, personally appeared Patrick M. Gisler and Joel T. Gisler, known to me to be two of the partners of the partnership, Forest Meadows, that executed the within instrument, and acknowledged to me that the partnership executed the same.



Nancy Lumpkin  
Notary Public

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 11266, Deed records of Klamath County, Oregon.
5. Electric Line Right-of-way Easement, including the terms and provisions thereof, given by Vincent G. Sler, 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 23rd day  
 of June A.D. 19 95 at 3:35 o'clock P M., and duly recorded in Vol. M95  
 of Deeds on Page 16576

FEE \$35.00

By Bernetha G. Lersch County Clerk  
[Signature]