

09-13-95P01:27 RCVD

After recording return to (Name, Address, Zip):

David Browning & Carolyn Avila  
 1029 Winters Drive  
 Manteca, Calif. 95337

Until a change is requested all tax statements shall  
 be sent to (Name, Address, Zip):

Title Order No. K-48375same as aboveEscrow No. 121135-NL

## STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, conveys and warrants to DAVID A. BROWNING and  
CAROLYN J. AVILA

Grantee, the following described real property free of liens and encumbrances, except as specifically set  
 forth herein:

Lot (s) 31 & 54 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 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 \$ 27,500.00 (Here comply with the  
 requirements of ORS 93.030)

Dated this 10th day of August 19 95.

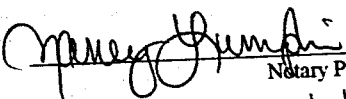
  
 STEVEN TRONO

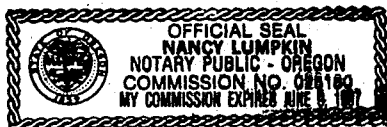
STATE OF OREGON )  
 County of Deschutes ) ss.

BE IT REMEMBERED, that on this 11th day of Sept 1995, 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.

  
 Notary Public for Oregon  
 My Commission Expires 6/9/97



## EXHIBIT "A"

1. Taxes for 1995-96 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 on 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 M-94 on 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 M-94 on page 11266, Deed records of Klamath County, Oregon.
6. Electric Line Right-of-way Easements, 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 M-94 on page 12551, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the \_\_\_\_\_ 13th day  
 of \_\_\_\_\_ Sept \_\_\_\_\_ A.D., 19 95 at 1:27 o'clock P M., and duly recorded in Vol. M95  
 of \_\_\_\_\_ Needs \_\_\_\_\_ on Page 24786

FEE \$35.00

By \_\_\_\_\_ Bernetha G. Letsch, County Clerk  
*Annette Mueller*