

Title Order No. 121325-NL  
Escrow No. 121325-NL

After recording return to:

M K Development  
2916 SE Berkeley Place  
Portland, OR 97202  
Name, Address, Zip

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

M K Development  
2916 SE Berkeley Place  
Portland, OR 97202  
Name, Address, Zip

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

M K Development  
on this 23rd day of October A.D., 19 95  
at 11:00 o'clock A M. and duly recorded  
in Vol. M95 of Deeds Page 28780.  
Bernetha G. Letsch County Clerk  
By Annette Mueller Deputy.  
Fee, \$30.00

K-48484  
**STATUTORY WARRANTY DEED**

Bradley W. Frederick and Kelli L. Frederick, husband and wife, Grantor, conveys and warrants to Morris A. Arntson, Jr. and Kory Arntson, dba M K Development, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:

Lot 39 in Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Account No.: 2310-35B-6700 Key No.: 138416

This property is free from encumbrances, EXCEPT:  
1995-96 Taxes

Reservations and restrictions as set forth in Deed recorded July 22, 1954 in Volume 268 Page 209, Deed Records, Klamath County, Oregon.

Reservations and restrictions in dedication of Tract 1098-Split Rail Ranchos.

Protective Covenants, Conditions and Restrictions for Forest Meadows at Split Rail Ranchso, dated March 29, 1994, recorded April 1, 1994 in Volume M94 Page 9622, Deed Records of Klamath County, Oregon.

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, recorded April 26, 1994 in Volume M94 page 1255, Deed Records of Klamath County, Oregon.

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 \$41,500.00.  
93.030)

(Here comply with the requirements of ORS

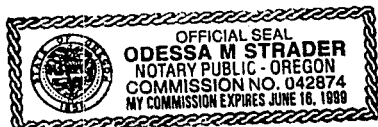
Dated this 16th day of October, 19 95

Bradley W. Frederick  
Bradley W. Frederick

Kelli L. Frederick  
Kelli L. Frederick

STATE OF OREGON, County of Linn ) ss.

This instrument was acknowledged before me on October 16, 95,  
by Bradley W. Frederick and Kelli L. Frederick



Odessa M. Strader  
Notary Public for Oregon  
My commission expires 6/16/99