

10677

STATUTORY WARRANTY DEED

BRENT VANDERMEYDEN, also known as BRENT VANDER MEYDEN, and MARTHA B. THOMAS, GRANTORS, convey and warrant to BRENT L. VANDER MEYDEN and MARTHA B. THOMAS, Co-Trustees of the VANDER MEYDEN/THOMAS TRUST created by that certain Trust Agreement dated the 6<sup>th</sup> day of December, 1995, by and between Brent L. Vander Meyden and Martha B. Thomas, as Trustor, and Brent L. Vander Meyden and Martha B. Thomas, as initial Trustee, and successor Trustees, GRANTEES, the following described real property free of encumbrances except as specifically set forth herein:

Lots 24 & 25, Block 1, Tract 1098 - Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 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."

SUBJECT TO: 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."

The true and actual consideration for this transfer stated in terms of dollars is none; however, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration.

After Recording Return to:  
Cummins, Goodman,  
Fish & Peterson, P.C.  
P.O. Box 17  
McMinnville, Oregon 97128

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
No change results from this transfer.

95 DEC 18 A9:45

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SUBJECT TO: 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.

SUBJECT TO: 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.

SUBJECT TO: 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.

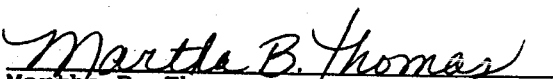
SUBJECT TO: All liens, encumbrances, easements and restrictions of record.

PROVIDED, HOWEVER, that the liability and obligations of the Grantors to Grantees and to Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy insuring Grantors' title in the property, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 6<sup>th</sup> day of December, 1995.

  
Brent Vander Meyden

  
Martha B. Thomas

34318

STATE OF OREGON )  
County of Yamhill ) ss.

The above and foregoing STATUTORY WARRANTY DEED was acknowledged before me by BRENT VANDER MEYDEN, this 6<sup>th</sup> day of December, 1995.

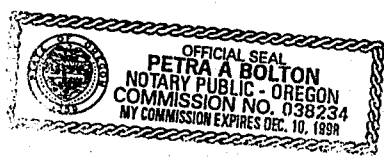


Petra A. Bolton  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 12-10-98

STATE OF OREGON )  
County of Yamhill ) ss.

The above and foregoing STATUTORY WARRANTY DEED was acknowledged before me by MARTHA B. THOMAS, this 6<sup>th</sup> day of December, 1995.

(SEAL)



Petra A. Bolton  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 12-10-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Cummins, Goodman  
of Dec A.D., 19 95 at 9:45 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 34316

FEE \$40.00

Bernetha G. Letsch, County Clerk  
By Bernetha G. Letsch