

Title Order No. K-49116Escrow No. 122767-SK

After recording return to:

Steven Trono1470 NW First Street Suite 100Bend, OR 97701

Name, Address, Zip

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

J.D. Miller8809 S Pointe Parkway East #1041Phoenix, AZ 85044

Name, Address, Zip

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Klamath County Title Companyon this 24th day of May A.D., 19 96
at 3:55 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 15249Bernetha G Letsch, County ClerkBy Cheryl Russell

Deputy.

Fee. \$30.00

K-49116
STATUTORY**BARGAIN AND SALE DEED**

Home Advantage

Financial Services, Inc., Grantor, conveys to Steven Trono, Grantee, the following described real property:

Lots 62 and 63 in 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.

Tax ID No.: 2310-35B-4600 Key No. 138023

Tax ID No.: 2310-35B-4700 Key No. 138318

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 \$40,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of May, 19 96.

Home Advantage Financial Services, Inc.

by Patrick M. GuderSTATE OF OREGON, County of Deschutes

) ss.

This instrument was acknowledged before me on May 23, 96,by Patrick M. Guderas Presidentof Home Advantage Financial Services, Inc.
Sharon Kunkel
 Notary Public for Oregon
 My commission expires 2/28/98