

20340

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Title Order No. K-49438  
1233650SK  
 Escrow No. 123365-SK

After recording return to:

Johann E. Frischkorn  
12006 N. Jantzen Beach Ave  
Portland OR 97217

Name, Address, Zip

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

Grantee shown above

Name, Address, Zip

## STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, conveys and warrants to Johann E. Frischkorn  
Grantee, the following described real property free of liens and  
 encumbrances, except as specifically set forth herein:

Lot 33 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 \$ 19,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of June, 1996

STEVEN TRONO

STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 19th day of June, 1996,  
 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.



Sharon Kunkel  
 Notary Public for Oregon  
 My Commission Expires 2-28-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day  
 of June A.D., 1996 at 3:30 o'clock PM., and duly recorded in Vol. M96  
 of Deeds on Page 18755

By Bernetha G. Letsch, County Clerk

FEE \$30.00

96 JUN 24 P3:30