

20971.

Vol. 96 Page 20176Title Order No. 123364-SK

K-1683

Escrow No. 123364-SK

This space reserved for recorder's use

After recording return to:

Marc Jolin9605 48th Street #2030Phoenix, AZ 85044

Name, Address, Zip

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

Marc Jolin9605 48th Street #2030Phoenix, AZ 85044

Name, Address, Zip

## STATUTORY WARRANTY DEED

Steven Trono, Grantor, conveys and warrants to Marc Jolin, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, OREGON, to wit:  
 Lot 35 in Block 2 of 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 Account No. 2310 035B) C 100

Key No. R138522

This property is free from encumbrances EXCEPT: 1) Reservations and restrictions as set forth in deed recorded July 22, 1954, in Volume 268 on page 209, Deed Records, Klamath County, Oregon; 2) Reservations and restrictions in the dedication of Tract 1098-Split Rail Ranchos; 3) 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; 4) Declaration, Covenants, and Conditions for Tract 1098-Split Rail Ranchos, recorded April 14, 1994 in Volume M-94 page 11266, Deed Records, of Klamath County, Oregon; 5) Electric Line Right-of-way Easements, including the terms and provisions thereof, recorded April 26, 1994, in Volume M-94 on page 12551, Deed Records of Klamath County, Oregon.

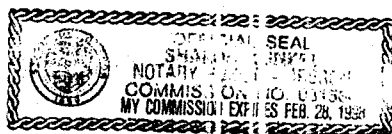
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWS ITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$85,000.00.  
 33.030)

(Here comply with the requirements of ORS

Dated this 5th day of June, 1996.Steven TronoSTATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on June 7-5, 96,  
 by Steven Trono



Sharon Kunkel  
 Notary Public for Oregon  
 My commission expires 2/28/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 8th day  
 of July A.D., 1996 at 3:22 o'clock P M., and duly recorded in Vol. M96,  
 of Deeds on Page 20176

FEE \$30.00

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

96 JUL -8 P 3:22