

47408  
Title Order No. 127241-SK  
Escrow No. 127241-SK

97 OCT 22 23:02

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This space reserved for recorder's use

After recording return to:

Randy J. Thomas  
310 NW 9th Avenue  
Canby, OR 97013

Name, Address, Zip

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

Randy J. Thomas  
310 NW 9th Avenue  
Canby, OR 97013

Name, Address, Zip

K-51425  
STATUTORY WARRANTY DEED

Steven Trono, Grantor, conveys and warrants to Randy J. Thomas and Lori A. Thomas, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit:  
Lot 6 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.

Tax Account No. 2310 35A 2300  
Key NO. 137809

This property is free from encumbrances, EXCEPT: 1) 1997-98 taxes; 2) Reservations and restrictions, including the terms and provisions thereof, recorded July 22, 1954 in Volume 268, page 209, Deed Records of Klamath County, Oregon; 3) Declaration of Conditions and Restrictions, including the term and provisions thereof, imposed by instrument recorded in the dedication of Tract 1098-Split Rail Ranchos; 4) Declaration of Conditions and Restrictions, including the terms and provisions thereof, imposed by instrument recorded April 1, 1994 in Volume M94 page 9622, Deed Records, Klamath County, Oregon; and 5) Covenants, conditions and restrictions imposed by instrument, including the terms and provisions thereof, recorded April 14, 1994 in Volume M94 page 11266, Deed Records, 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 \$20,000.00.  
93.030)

(Here comply with the requirements of ORS

Dated this 21st day of October, 1997.

  
Steven Trono



STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on October 21, 97,  
by Steven Trono

  
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 the 22nd day  
of October A.D., 1997 at 3:02 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 34814

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
