

47840

97 OCT 30 P3:11

Vol M97 Page 35895Title Order No. 127327-SK 451512  
Escrow No. 127327-SK

This space reserved for recorder's use

After recording return to:

William M. WesselsP.O. Box 567Welches, OR 97067

Name, Address, Zip

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

William M. WesselsP.O. Box 567Welches, OR 97067

Name, Address, Zip

## STATUTORY WARRANTY DEED

Steven Trono, Grantor, conveys and warrants to William M. Wessels, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath county, OREGON, to wit: Lot 5 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 035AO 2200

Key No. R137792

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; 3) Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded in the dedication of Tract 1098-Split Rail Ranchos; 4) Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded April 1, 1994 in Volume M94 page 9622, Deed Records; and 5) Covenants, Conditions and Restrictions, imposed by instrument, recorded April 14, 1994 in Volume M94 page 11266, Deed Records

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 29<sup>th</sup> day of October, 19 97
  
Steven Trono
STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on October 29, 97  
by Steven Trono

  
Notary Public for Oregon  
My commission expires 12/28/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Klamath County Title \_\_\_\_\_ the 30th day  
of October A.D., 19 97 at 3:11 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 35895

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose