

48907

Title Order No. 127490-SK

97 NO. 20 P3:04  
K-51613

Escrow No. 127490-SK

This space reserved for recorder's use

After recording return to:

Steven B. Javner

7414 SE Sherman Street

Portland, OR 97215

Name, Address, Zip

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

Steven B. Javner

7414 SE Sherman Street

Portland, OR 97215

Name, Address, Zip

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## STATUTORY WARRANTY DEED

Steven Trono, Grantor, conveys and warrants to Steven B. Javner, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, OREGON, to wit: Lot 20, 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 Account No. 2310 035B 00400  
Serial No. R138568


This property is free from encumbrances, EXCEPT: 1) Taxes for the fiscal year 1997-98; 2) Mineral reservation as contained in Deed recorded July 22, 1954 in Volume 268 page 209, Deed Records of Klamath County, Oregon; 3) Restrictions as shown on the recorded plat and contained in the dedication of Tract 1098 - Split Rail Ranchos; 3) Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded April 1, 1994 in Volume M94, page 9622, Deed Records of Klamath County, Oregon, and recorded April 14, 1994 in Volume M94 page 11266, Deed Records, Klamath County, Oregon; and 4) An easement created by instrument, including the terms and provisions thereof, recorded April 26, 1994 in Volume M94 page 12551, Deed Records, Klamath County, Oregon.

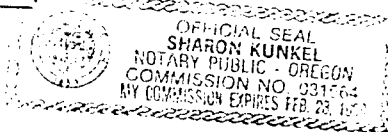
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$18,000.00.  
93.030)

(Here comply with the requirements of ORS


Dated this 18th day of November, 19 97

  
Steven Trono



STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on November 18th, 19 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 20th day  
of November A.D., 19 97 at 3:04 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 38173

FEE \$30.00

By Bernetha G. Leitch, County Clerk  
Kathleen Rose