

51567

Title Order No. 127787-SK
Escrow No. 127787-SK

98 JAN 14 P1:15

This space reserved for recorder's use

Vol. 1198 Page 1167

After recording return to:

Kenneth J. Matkowski

250 W. St. James Pl

Longview, WA 98632

Name, Address, Zip

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

Kenneth J. Matkowski

250 W. St. James Pl

Longview, WA 98632

Name, Address, Zip

STATUTORY WARRANTY DEED

K-51798

Steven Trono, Grantor, conveys and warrants to Kenneth J. Matkowski and Barbara A. Matkowski, 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 65 in 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. 2310-35B 499

Key No. 138327

This property is free from encumbrances, EXCEPT: 1) Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded July 22, 1954 in Volume 268 page 209, Deed Records; 2) Covenants, conditions and restrictions imposed by instrument as shown in the dedication of Tract 1098 - Split Rail Ranchos; 3) Protective Covenants, Conditions and Restrictions for Forest Meadows at Split Rail Ranchos, including the terms and provisions thereof, recorded April 1, 1994 in Volume M94 page 9622 Deed records of Klamath County, Oregon; 4) Covenants, Conditions and Restrictions, including the terms and provisions thereof, recorded April 14, 1994 in Volume M94 page 11266, Deed records of Klamath County, Oregon; and 5) Electric Line Right of Way Easement, including the terms and provisions thereof, recorded April 26, 1994 in Volume M94 page 12551, Deed Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative

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.

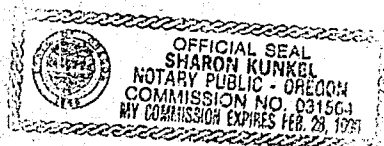
The true consideration for this conveyance is \$20,000.00.
(93.030)

(Here comply with the requirements of ORS

Dated this 7th day of January, 19 98.

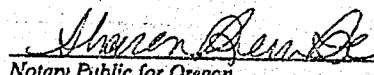


Steven Trono

STATE OF OREGON, County of Deschutes

) ss.

This instrument was acknowledged before me on January 7, 98,
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 First American Title the 14th day
of January A.D., 19 98 at 1:15 o'clock P.M., and duly recorded in Vol. M98,
of Deeds on Page 1167.

FEE \$30.00

Berntha G. Leisch, County Clerk
By Kathleen Rose