

59470

Vol. 179 Page 19618Title Order No. \_\_\_\_\_  
Escrow No. 129437-AGAfter recording return to:  
Clifford Gillen

Name, Address, Zip

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

Clifford Gillen

Name, Address, Zip

This space reserved for recorder's use

## STATUTORY WARRANTY DEED

Jimmy D. Folkens and Cheryl A. Folkens, Grantor, conveys and warrants to Clifford Gillen, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath Falls county, OREGON, to wit:  
Lot 14, Block 1, TRACT 1098-SPLIT RAIL RANCHOS, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 2310-35A-400  
Key No. 137532

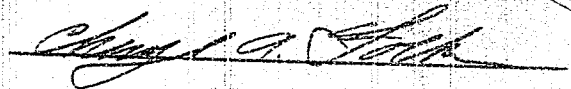
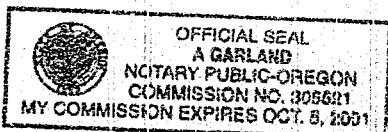
This property is free from encumbrances, EXCEPT: Items as set forth in Exhibit "A" attached hereto and made a part hereof.

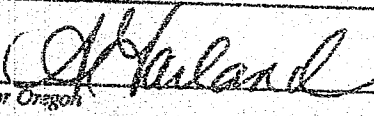
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$18,500.00.  
93.030)

(Here comply with the requirements of ORS

Dated this 6 day of June, 19 98.


STATE OF OREGON, County of DeschutesThis instrument was acknowledged before me on June 5, 1998,  
by Jimmy D. Folkens and Cheryl A. Folkens

A. Garland   
Notary Public for Oregon  
My commission expires 10/05/01

## EXHIBIT "A"

Reservations and restrictions in Deed executed by Rollin E. Cook and Helen E. Cook, husband and wife to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954, in Volume 268 page 209, Deed records of Klamath County, Oregon, as follows: "Saving and Except: ...It is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same."

Reservations and restrictions in the dedication of Tract 1098-Split Rail Ranchos, as follows: "...said plat subject to: A 45-foot building set-back line along the front of all lots, and a 20-foot building set back along the said street lines; any additional restrictions provided in any recorded protective covenants or any Oregon administrative regulations pertaining hereto; a 16-foot public utility easement along the back of all lots."

Protective Covenants, Conditions and Restrictions for Forest Meadows at Split Rail Ranchos, dated March 29, 1994, recorded April 1, 1994, in Volume M94 page 9622, Deed records of Klamath County, Oregon.

Declarations, Covenants and Conditions for Tract 1098 Split Rail Ranchos, recorded April 14, 1994, in Volume M94 page 11266, Deed records of Klamath County, Oregon.

Electric Line Right of Way Easement, including the terms and provisions thereof from Vincent Gisler to Midstate Electric Cooperative, Inc., a cooperative dated March 1, 1994, recorded April 26, 1994, in Volume M94 page 12531, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Western Title & Escrow the 9th day  
of June A.D., 19 98 at 1:34 o'clock P.M., and duly recorded in Vol. M98  
of Deeds on Page 19618.  
Return: Western Title & Escrow Bernetha G. Letsch, County Clerk  
FEB \$35.00 1345 NW Wall St. Ste. By Kathleen Rivas  
200  
Bend, Or. 97701