

64373

98 AUG 12 PM 01

Vol. M98 Page 29656

After recording return to:

Mark A. Kooy

17281 S. Outlook Road

Oregon City, Or 97045

Name, Address, Zip

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

same as above

Title Order No. K-52746

Escrow No. _____

Name, Address, Zip

STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, conveys and warrants to Mark A. Kooy and Nancy R. Kooy, Husband and Wife Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 28 in 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.

The Property is free of liens and 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 \$ 20,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 28th day of Jul, 19 98.

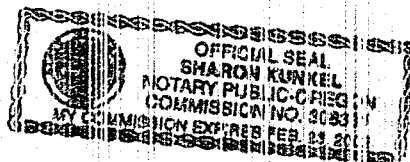
STEVEN TRONO

STATE OF OREGON }
County of Deschutes } ss.

BE IT REMEMBERED, That on this 10 day of August, 19 98, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Steven Trono

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Sharon Kunkel
Notary Public for Oregon
My Commission Expires 2-23-2001

STATE OF OREGON; COUNTY OF KLAMATH ss.

Filed for record at request of First American Title the 12th day of August A.D., 19 98 at 3:01 o'clock P.M. and duly recorded in Vol. M98 of Deeds on Page 29656

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross