

200 JUL 18 PM 2:03


WESTERN
 TITLE & ESCROW COMPANY

K55740
WARRANTY DEED -- STATUTORY FORM

RUSSELL WYLDE, an individual, Grantor,

conveys and warrants to

RUSSELL E. SARTIN and SUSAN A. SARTIN, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 49 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(s): 137943

Map/Tax Lot No(s): 2310-035B0-03300-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$15,000.00 .

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.

Dated this 12 day of July, 2000.

Russell Wylde

 RUSSELL WYLDE

STATE OF CALIFORNIA, COUNTY OF SANTA CLARA SS.

This instrument was acknowledged before me on July 12 2000 by RUSSELL WYLDE.

Martha Kelley

 (Notary Public)
 My commission expires 11-15-03



After recording return to:
 WESTERN TITLE & ESCROW COMPANY
 16455 WILLIAM FOSS ROAD
 LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
 RUSSELL AND SUSAN SARTIN
 808 DARTMOUTH
 NEWBERG, OR 97132

TITLE NO. *K55740*
 ESCROW NO. 14-A052700

K 26-

EXHIBIT "A"

1. 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 $\frac{1}{2}$ 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.
2. Reservations and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument in the dedication of Tract 1098-Spilt 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."
3. Protective Covenants, Conditions and Restrictions for Forest Meadows at Spilt Rail Ranchos, dated March 29, 1994, recorded April 1, 1994 in Volume M94 page 9622, Deed records of Klamath County, Oregon.
4. Declarations, covenants and Conditions for Tract 1098 spilt Rail Ranchos, recorded April 14, 1994 in Volume M94 page 11266, Deed records of Klamath County, Oregon.
5. Electric Line Right of Way Easement, including the terms and provisions thereof, given by Vincent Gisler, to Midstate Electric Cooperative, a cooperative, dated March 1, 1994, recorded April 26, 1994 in Volume M94 page 12551, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/18/00, at 2:03 p m.
In Vol. M00 Page 26202
Linda Smith,
County Clerk Fee \$ 26 -