

05 FEB 2 PM 11:02

MTL - 68108



Vol M05 Page 07591

State of Oregon, County of Klamath
Recorded 02/02/05 11:02 a m
Vol M05 Pg 07591-92
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Steven J. Jeter

PO Box 25427

Eugene, OR 97402

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

Steven J. Jeter

PO Box 25427

Eugene, OR 97402

Escrow No. OM072635GC

STATUTORY WARRANTY DEED

The Trono Company and The Falcon Man, Inc., An Oregon Corporation each as to an undivided 50% interest, as tenants in common, Grantor(s) hereby convey and warrant to Steven J. Jeter and Coralee Jeter, as tenants by the entirety, Grantee(s) the following described real property in the County of Klamath and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 2, 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.

Key No. 137612

2310-035A0-01600-000

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber. 2. Reservations and restrictions recorded July 11, 1954, Volume 268, Page 209, Deed Records of Klamath County, Oregon. 3. Reservations and restrictions as contained in dedication of Tract 1098 Split Rail Ranchos. 4. Covenants, conditions and restrictions recorded April 1, 1994, Volume M94, Page 9622, Microfilm Records of Klamath County, Oregon. 5. Covenants, conditions and restrictions recorded April 14, 1994, Volume M94, Page 11266, Microfilm Records of Klamath County, Oregon. 6. An easement recorded April 26, 1994, Volume M94, Page 12551, Microfilm Records of Klamath County, Oregon. 7. An easement recorded February 10, 2000, Volume M00, Page 4330, Microfilm Records of Klamath County, Oregon. 8. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Forest Meadows Road Association.

The true and actual consideration for this conveyance is **\$25,000.00.**

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 28th day of January, 2005.

The Trono Company

Stephen A. Trono
Stephen A. Trono aka Steven A Trono, President

By: Tim Nielson
Tim Nielson, His Attorney in Fact

The Falcon Man, Inc.

BY: Tim Nielson
Tim Nielson, President

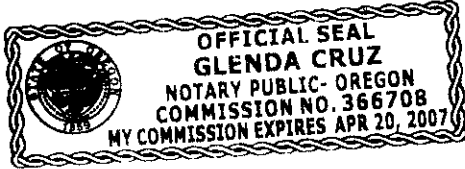
2600 am

State of Oregon
County of Deschutes

07592

This instrument was acknowledged before me on January 28, 2005 by Tim Nielson as Attorney in Fact for Stephen A. Trono aka Steven A. Trono, President of The Trono Company and by Tim Nielson as President for The Falcon Man, Inc..

Glenda Cruz
(Notary Public for Oregon)



My commission expires 4-20-2007

Unofficial
Copy