

# MOUNTAIN TITLE COMPANY

71757

WARRANTY DEED

Vol. 1993 Page 31082

KNOW ALL MEN BY THESE PRESENTS, That  
 TRUSTEES OF THE ZANOLI REVOCABLE TRUST DATED JUNE 30, 1993  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 EMILE A. DUGAS and ROBIN D. DUGAS, husband and wife  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
 the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
 situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 7 of TRACT NO. 1019, WINEMA PENINSULA - UNIT NO. 2  
 according to the official plat thereof on file in the office of the  
 County Clerk of Klamath County, Oregon.

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"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

record and those apparent upon the land, if any, as the date of this deed except those of  
 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25<sup>th</sup> day of October, 1993.  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
 DATED JUNE 30, 1993 ) ss.  
 ) 19

Personally appeared the above named

TRUSTEES OF THE ZANOLI REVOCABLE TRUST DATED JUNE 30, 1993

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

Notary Public for Oregon  
 My commission expires:

STATE OF OREGON, County of ) ss.  
 The foregoing instrument was acknowledged before me this  
 , 19 , by  
 president, and by  
 secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon  
 My commission expires:

Notarized

TRUSTEES OF THE ZANOLI REVOCABLE TRUST  
 2021 SKYLARK LANE  
 SAN LUIS OBISPO, CA 93401

EMILE A. DUGAS and ROBIN D. DUGAS  
 169 W. PARK ROW AVE.  
 VENTURA, CA 93001

After recording return to:

EMILE A. DUGAS and ROBIN D. DUGAS  
 169 W. PARK ROW AVE.  
 VENTURA, CA 93001

United a charge is requested all tax statements shall be sent to the following address.

EMILE A. DUGAS and ROBIN D. DUGAS  
 169 W. PARK ROW AVE.  
 VENTURA, CA 93001

SPACE RESERVED  
 FOR  
 RECORDERS USE

STATE OF OREGON,  
 County of ) ss.  
 I certify that the within instrument was  
 received for record on the  
 day of , 19  
 at o'clock M., and recorded  
 in book on page or as  
 file/reel number  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

By Recording Officer  
 Deputy

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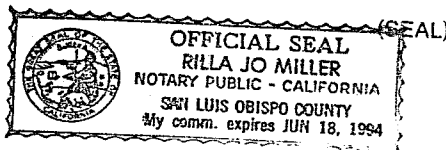
11-23-93P03:24 RCVD

## GENERAL ACKNOWLEDGMENT

State of California

County of San Luis Obispo } ss.On October 25, 1993 before me, R. MILLER, personally  
appeared JAMES WILFRED ZANOLI and Elizabeth Lucille Zanollipersonally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the  
person(s) acted, executed the instrument.

WITNESS my hand and official seal.



P-169 8-91 (Reprint 12-92)



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day  
of November A.D., 19 93 at 3:24 o'clock P.M., and duly recorded in Vol. M93  
of Deeds on Page 31082

FEE \$35.00

Evelyn Biehn County Clerk  
By Annette Mueller