

05 MAY 9 PM 0:53



After recording return to:  
Darrin Culp  
533 Lytton Street  
Klamath Falls, OR 97601

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

Darrin Culp  
533 Lytton Street  
Klamath Falls, OR 97601

File No.: 7021-566162 (SAC)  
Date: April 27, 2005

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State of Oregon, County of Klamath  
Recorded 05/09/2005 3:53 pm  
Vol M05 Pg 33456-58  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

## STATUTORY WARRANTY DEED

**Rosalie C. Vidalin, Successor Trustee of The Sandrino Pinelli Revocable Living Trust dated June 29, 1999**, Grantor, conveys and warrants to **Darrin Culp and Jordan Rainwater, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 6 in Block 63 of Lakeview Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$98,100.00**. (Here comply with requirements of ORS 93.030)

*May 3, 2005*

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APN: 185668

Statutory Warranty Deed  
- continued

File No.: 7021-566162 (SAC)  
Date: 04/27/2005

Rosalie C. Vidalin, Successor Trustee of The  
Sandrino Pinelli Revocable Living Trust dated  
June 29, 1999

*Rosalie C. Vidalin*

Rosalie C. Vidalin, Successor Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 3<sup>rd</sup> day of \_\_\_\_\_, 20\_\_\_\_  
by as of Rosalie C. Vidalin, Successor Trustee of The Sandrino Pinelli Revocable Living Trust dated June  
29, 1999, on behalf of the .

*[Signature]*  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

*See attached*

STATE OF CALIFORNIA  
COUNTY OF SONOMA

On May 3 2005, before me, the undersigned Notary Public,

personally appeared Rosalie C. Vidalin

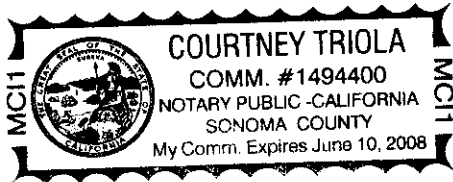
( ) personally known to me – OR – ( X ) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.



(This area for official notarial seal)

DESCRIPTION OF ATTACHED DOCUMENT



Warranty Grant Deed  
DESCRIPTION OF DOCUMENT (OPTIONAL)