

05 MAY 16 PM 03:05

MTT - 69581 KR



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State of Oregon, County of Klamath

Recorded 05/16/05 2:05 p.m.

Vol M05 Pg 35323-24

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

THIS SPACE RE

After recording return to:

The Timothy L. Difani Revocable Trust U/T/A
dated October 1, 2003

20075 Rodeo Dr

Bend, OR 97701

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

The Timothy L. Difani Revocable Trust U/T/A
dated October 1, 2003

20075 Rodeo Dr

Bend, OR 97701

Escrow No. MT69581-KR

STATUTORY WARRANTY DEED

KENNETH D. WRIGHT and CHARLENE WRIGHT, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Timothy L. Difani and Dayle M. Difani, as Co-Trustees of The Timothy L. Difani Revocable Trust U/T/A dated October 1, 2003 and Dayle M. Difani and Timothy L. Difani, as Co-Trustees of The Dayle M. Difani Revocable Trust U/T/A dated October 1, 2003**, 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:

SEE ATTACHED "EXHIBIT A"

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:

The true and actual consideration for this conveyance is **\$130,000.00**.

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 16th day of May, 2005.

Kenneth D. Wright
KENNETH D. WRIGHT

Charlene M. Wright
CHARLENE WRIGHT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 16, 2005 by KENNETH D. WRIGHT and CHARLENE WRIGHT.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

260
2/11/07

EXHIBIT "A"
LEGAL DESCRIPTION

35324

A parcel of land situated in Government Lots 2 and 3, Section 17, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one half inch iron pin marking the Southeast corner of said Government Lot 3, thence from said point of beginning North 89° 50' 09" West along the South line of said Government Lot 3, 530.75 feet to a point on the West line of said Government Lot 3, thence Northwesterly along the Westerly lines of said Government Lots 3 and 2 the following three bearings and distances: North 15° 33' 51" West 158.00 feet, North 00° 37' 20" West 860.08 feet; thence North 35° 40' 37" West, 673.82 feet, thence South 89° 50' 09" East 955.84 feet to a one half inch iron pin on the East line of said Government Lot 2, thence South 00° 43' 19" East along the Easterly lines of said Government Lots 2 and 3, 1558.50 feet to the point of beginning with bearings based on Survey No. 3268.

Tax Account No: 4009-01700-00200-000

Key No: 94141