



M05-66212

Klamath County, Oregon

10/11/2005 03:06:33 PM

Pages 2 Fee: \$26.00

After recording return to:

PHILIP SHARPE

P.O. Box 293

Sprague River, OR 97639

Until a change is requested all

tax statements shall be sent to

The following address:

PHILIP SHARPE

P.O. Box 293

Sprague River, OR 97639

Escrow No. MT71828-TM

Title No. 0071828

SWD

STATUTORY WARRANTY DEED

LAURAIN BEIRIGER AND MARK DISTEFANO, SUCCESSOR TRUSTEES OF THE PASCAL DISTEFANO 1991 LIVING TRUST, Grantor(s) hereby convey and warrant to **PHILIP SHARPE**, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$11,000.00**.

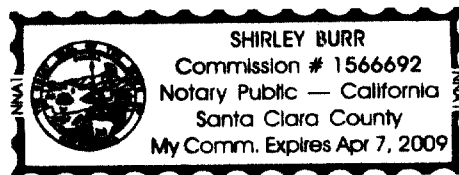
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 6th day of October, 2005.

PASCAL DISTEFANO 1991 LIVING TRUST

BY: Laurain Beiriger - Trustee
LAURAIN BEIRIGER, TRUSTEE

BY: Mark Distefano - Trustee
MARK DISTEFANO, TRUSTEE



State of Oregon

County of KLAMATH

This instrument was acknowledged before me on October 6, 2005 by LAURAIN BEIRIGER AND MARK DISTEFANO, SUCCESSOR TRUSTEES OF THE PASCAL DISTEFANO 1991 LIVING TRUST.

[Signature]
(Notary Public for Oregon)

My commission expires April 7, 2009

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 23 of NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:

Beginning at the most Southeasterly corner of Lot 23, NIMROD RIVER PARK; thence South 1° 04' East across Lot 27 to the North bank of the Sprague River; thence Westerly along the North bank of the Sprague River to a point, which point is the intersection of the North bank of said river and the Southerly prolongation of the Westerly side line of Lot 23; thence from said point North 1° 04' West along said prolongation to the most Southwesterly corner of said Lot 23; thence South 76° 02' 30" East 103.54 feet to the point of beginning.

Tax Account No: 3611-009B0-08300-000

Key No: 348430