

M05-67535

Klamath County, Oregon

10/26/2005 03:16:28 PM

Pages 1 Fee: \$21.00

After Recording Return to:

THOMAS J MOSCHETTI and ALICIA A.F. MOSCHETTI

1724 Mc Clellan Dr.
Klamath Falls, Oregon 97603

Until a change is requested all tax statements

Shall be sent to the following address:

THOMAS J MOSCHETTI and ALICIA A.F. MOSCHETTI

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE - 62357 MS

*

FRANK L. TOFELL TRUSTEE, herein called grantor, convey(s) to **THOMAS J MOSCHETTI and ALICIA A.F. MOSCHETTI**, tenants by the entirety, herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as: *OF THE FRANK L. TOFELL 1986 IRREVOCABLE TRUST

The Southeasterly 25 feet of Lot 16 and all of Lot 17 EXCEPT the Southeasterly 47.5 foot thereof, WINEMA GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 143 MAP 3909-001AB TL 05500 KEY# 504118

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$180,000.00.
(here comply with the requirements of ORS 93.930)

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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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated October 19, 2005.

TRUST

THE FRANK L. TOFELL 1986 IRREVOCABLE

Frank L. Tofell 10-26-05
FRANK L. TOFELL, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On October 21, 2005 personally appeared the above named **FRANK L. TOFELL TRUSTEE OF THE FRANK L. TOFELL 1986 IRREVOCABLE TRUST**, and acknowledged the foregoing instrument to be HIS voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00062357

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

