

M05-70030

Klamath County, Oregon

11/30/2005 08:35:09 AM

Pages 3 Fee: \$31.00

Recording requested by and
when recorded mail to:

RICK L. SCHWARTZ, ESQ.
25422 Colette Way
Calabasas, CA 91302-3148

MAIL TAX STATEMENTS TO:

Charles Terranova, Jr.
Mary Lou Terranova
3193 Horizon Place
West Covina, CA 91791-3486

WARRANTY DEED

CHARLES TERRANOVA, JR. and MARYLOU TERRANOVA, husband and wife, Grantors, convey and warrant to CHARLES TERRANOVA, JR. AND MARY LOU TERRANOVA, TRUSTEES, TERRANOVA FAMILY 2005 TRUST U/T/A NOVEMBER 12, 2005, Grantees, the following described real property situated in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, EXCEPT a five acre tract in the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ described as follows: Beginning at the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 470 feet; thence West 470 feet; thence South 470 feet; thence East 470 feet to the point of beginning, as described in Deed Volume 112, page 196, records of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

(1) The assessments roll and the tax roll disclose that the within described premises were specifically assessed as farm land. Taxes for the year 1979-80 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403; these plus earned interest are due and payable when said reason for the deferment no longer exists; (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; (3) Liens and assessments of Klamath Project and Klamath Irrigation District; (4) Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by Klamath Basin Improvement District, any unpaid charges or assessments in connection therewith; (5) Reservations,

restrictions, easements and rights of way of record and those apparent upon the land; 1980-81 taxes are a lien but not yet payable.

Commonly known as: 12411 Anderson Road
Klamath Falls, OR 97603-9703

There is no true and actual consideration for this transfer since this conveyance transfers an interest into a revocable living trust.

Map Number: R-4010-03400-01600-000

Prior Recording Information: Instrument No. 87905
Volume: M80
Page 14702

Until a change is requested, all tax statements shall be mailed to Grantees at: 3193 Horizon Place, West Covina, CA 91791-3486.

Dated: November 19, 2005


CHARLES TERRANOVA, JR.


MARYLOU TERRANOVA

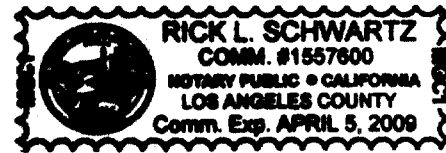
State of California)
County of Orange)

On November 19, 2005 before me, RICK L. SCHWARTZ, personally appeared CHARLES TERRANOVA, JR. and MARYLOU TERRANOVA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Signature *Rick L. Schwartz*
RICK L. SCHWARTZ
Notary Public



CAPACITY CLAIMED BY SIGNER

☒ Individual

☐ Corporate Officer(s) _____
Title(s)

☐ Partners

☐ Attorney-In-Fact

☐ Trustee

☐ Subscribing Witness

☐ Guardian/Conservator

☐ Other _____

SIGNER IS REPRESENTING
Name of Person or Entity(ies)

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT

Title or Type of Document:
Warranty Deed
Number of Pages: 3