

M06-09943

Klamath County, Oregon

05/17/2006 11:27:51 AM

Pages 2 Fee: \$26.00

RECORDING REQUESTED BY

o/c ANTHONY B. FILIPPS AND
LISA F. FILIPPS

AND WHEN RECORDED MAIL TO

The Filippis Family Trust
934 Signorelli Cir.
St. Helena, California 94574

MAIL TAX STATEMENTS TO
(Same as above)

STATUTORY WARRANTY DEED

Anthony B. Filippis and Lisa F. Filippis, Grantors hereby convey and warrant to ANTHONY B. FILIPPS AND LISA F. FILIPPS, Trustees of The Filippis Family Trust, dated May 10, 2006, Grantees, all of their right, title and interest in the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Tax Acct. No: 3809-028BC-09700-000

Key No: 217492

The above- described property is free of encumbrances except all those items of record, if any, as of the due date of this deed and those shown below, if any:


This is a transfer to the Grantors' Revocable Trust.

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: May 10, 2006



Anthony B. Filippis

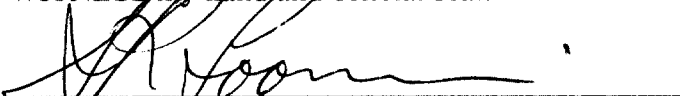


Lisa F. Filippis

(STATE OF CALIFORNIA
ss. (COUNTY OF NAPA

ON May 10, 2006 before me, S. R. Loomis a Notary Public in and for said State, personally appeared, as individuals, Anthony B. Filippis and Lisa F. Filippis 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 signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Notary's Signature

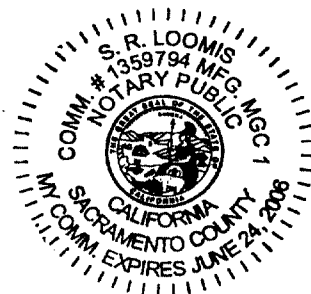


EXHIBIT "A" LEGAL DESCRIPTION

Those portions of Lots 2 and 3 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Northerly corner of said Lot 2; thence Southwesterly along the line between Lots 1 and 2 in said Block 37, 100 feet; thence Southerly and parallel to Pacific Terrace 45 feet; thence Southwesterly parallel to Portland Street, 50 feet to the alley; thence Southerly and parallel to Pacific Terrace, 10 feet to the Northerly line of Lot 3 in said Block 37; thence Easterly along said line of Lot 3 62 1/2 feet; thence Southerly and parallel to Pacific Terrace 1 foot; thence Easterly parallel to Portland Street 87 1/2 feet to Pacific Terrace; thence Northerly along the Westerly line of Pacific Terrace 56 feet to the point of beginning.

TOGETHER WITH an easement for joint driveway as granted by instrument recorded October 20, 1945 in Volume 181, page 170, Deed Records of Klamath County, Oregon.

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