

MTC 77258-MS



THIS SPACE RESE

2006-021147
Klamath County, Oregon



10/20/2006 03:08:34 PM

Fee: \$31.00

After recording return to:

Edward A. Zangger

909 Lower Klamath Lake Road

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Edward A. Zangger

909 Lower Klamath Lake Road

Klamath Falls, OR 97603

Escrow No.

MT77258-MS

SWD-EM

STATUTORY WARRANTY DEED

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, Grantor(s) hereby convey and warrant to **Edward A. Zangger and Loraine Zangger, as tenants by the entirety,** 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 **\$300,000.00.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

31.00

Statutory Warranty Deed

Pg 2 of 2

Dated this 20th day of Oct, 2006.

Trustees of the Timothy L. Difani Revocable Trust U/T/A dated October 1, 2003

BY: [Signature]
Timothy L. Difani, Co-Trustee

BY: [Signature]
Dayle M. Difani, Co-Trustee

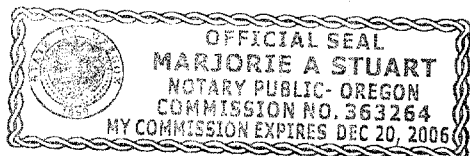
Trustees of the Dayle M. Difani Revocable Trust U/T/A dated October 1, 2003

BY: [Signature]
Dayle M. Difani, Co-Trustee

BY: [Signature]
Timothy L. Difani, Co-Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/20, 2006 by 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.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

EXHIBIT "A"
LEGAL DESCRIPTION

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.

Together with a 2004 Skyline Home, Home #307563