

NTC 54768-MS



THIS SPACE R

2009-004738
Klamath County, Oregon



04/03/2009 03:25:09 PM

Fee: \$21.00

After recording return to:

Timothy L. Difani
20075 Rodeo Drive
Bend, OR 97701

Until a change is requested all tax statements
shall be sent to the following address:

Timothy L. Difani
20075 Rodeo Drive
Bend, OR 97701

Escrow No. MT84768-MS
Title No. 0084768
SWD

STATUTORY WARRANTY DEED

Patricia Ann Nelson Clark, Grantor(s) hereby convey and warrant to **Timothy L. Difani and Dayle M. Difani, 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:

The Southwesterly 25 feet of Lot 10, and all of Lot 11 in Block 9 of HILLSIDE 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.

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 **\$105,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 1st day of April, 2009

Patricia Ann Nelson Clark

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April, 1, 2009 by Patricia Ann Nelson Clark.



(Notary Public for Oregon)
My commission expires 12/20/10

24amt