

Returned @ Counter

2010-004932

Klamath County, Oregon



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04/26/2010 01:36:20 PM

Fee: \$42.00

Grantor's Name and Address

Charles P. and Olga A. Fiannaca, Trustees
of the Charles P. and Olga A. Fiannaca
Trust

Grantee's Name and Address

Gregory P. and Donna L. Fiannaca
5828 Valley View Ln.
Klamath Falls, OR 97601

After Recording Return to:

Gregory P. ~~Fiannaca~~ *Fiannaca*
5828 Valley View Ln.
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Gregory P. and Donna L. ~~Fiannaca~~ *Fiannaca*
5828 Valley View Ln.
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

We, Charles P. Fiannaca and Olga A. Fiannaca, as Trustees of the Charles P. and Olga A. Fiannaca Trust*, do hereby grant, bargain and convey all right, title and interest in the below described property to Gregory P. and Donna L. Fiannaca, as tenants by the entirety:

The Lot 14 in Block 9 of TRACT NO. 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3908-001C0-03600-00

Key No: 493139

* Note: This deed corrects the deed recorded November 24, 2008 at 2008-015726, Klamath County Deed Records to reflect Grantors capacity as Trustees.

The true and actual consideration paid for this transfer, stated in terms of dollars, is: Other, no consideration. This deed corrects deed entered November 24, 2008, 2008-015726, Klamath County Deed Records. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

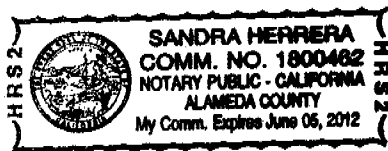
DATED this 21st day of April, 2010.

Charles P. Fiannaca
Charles P. Fiannaca, Trustee

Olga A. Fiannaca
Olga A. Fiannaca, Trustee

STATE OF Oregon, County of _____)ss:

ACKNOWLEDGED BEFORE ME this 21st day of April, 2010, by Charles P. Fiannaca and Olga A. Fiannaca, Trustees of the Charles P. and Olga A. Fiannaca Trust.



Sandra Herrera
NOTARY PUBLIC FOR OREGON
My Commission Expires: 06-05-2012

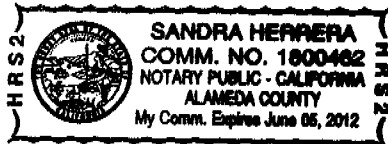
Bargain and Sale Deed p. 2 of 2

State of California

County of Alameda

Subscribed and sworn to (or affirmed) before me on this 21st
day of April, 20 10, by Charles Fiannaca
& Olga Fiannaca

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

Sandra Herrera