

2023-010843

Klamath County, Oregon



00323254202300108430020020

12/19/2023 02:09:16 PM

Fee: \$87.00

David T. Difani and Tinaka L. Difani
Grantors

David T. Difani and Tinaka L. Difani, Trustee
6586 Coopers Hawk Road
Klamath Falls, OR 97601
Grantees

After recording return to:
Grantees

Until a change is
requested, all tax statements shall be sent to:
David T. Difani and Tinaka L. Difani, Trustee
6586 Coopers Hawk Road, Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David T. Difani and Tinaka L. Difani, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by David T. Difani and Tinaka L. Difani, Trustees of THE DIFANI LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" attached hereto and by this reference incorporated herein.

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, 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

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this December 19, 2023.

DAVID T. DIFANI

TINAKA L. DIFANI

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named David T. Difani and Tinaka L. Difani and acknowledged the foregoing instrument to be their voluntary act and deed.

This 19th day of December, 2023.

(S E A L)

Before me:
Notary Public for Oregon

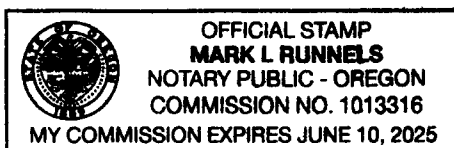


EXHIBIT "A"

PARCEL ONE:

Lot 5, Block 17, Tract 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon. (3941 La Marada Way)

PARCEL TWO:

Lot 848, RUNNING Y RESORT PHASE 11, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon. (6586 COOPERS HAWK ROAD)

PARCEL THREE:

Lot 3 in Block 21 of Tract 1127 - NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon. (4021 Monrovia Way)

PARCEL FOUR:

The Southwesterly 30 feet of Lot 39 and the Northeasterly 70 feet of Lot 40 Moyina, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon. (6320 Juniper Way)