



2025-001203
Klamath County, Oregon
02/21/2025 08:33:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Difani and Tinaka Difani, as Co-Trustees of
the Difani Living Trust, U/A dated December 19,
2023

6586 Coopers Hawk Rd.

Klamath Falls, OR 97601

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

David Difani and Tinaka Difani, as Co-Trustees of
the Difani Living Trust, U/A dated December 19,
2023

6586 Coopers Hawk Rd.

Klamath Falls, OR 97601

File No. 657802AM

STATUTORY WARRANTY DEED

TLDDMD, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

David Difani and Tinaka Difani, as Co-Trustees of the Difani Living Trust, U/A dated December 19, 2023,

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:

Parcel 2 of Land Partition 55-05 being a Replat of Parcels 1 and 2 of "Land Partition 22-01", situated in the SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The true and actual consideration for this conveyance is \$70,000.00.

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:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: February 20, 2025

TLDDMD, LLC, an Oregon Limited Liability Company

By: TLDD
Timothy Difani, Member

By: Dayle Difani
Dayle Difani, Member

State of Oregon } ss
County of Deschutes }

On this 20 day of February, 2025, before me, Braeden Cornelius, a Notary Public in and for said state, personally appeared Timothy Difani and Dayle Difani known or identified to me to be the Managing Members in the Limited Liability Company known as TLDDMD, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Braeden Cornelius
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: July 21, 2025

