



After recording return to:  
**GEORGE NANNI**

3924 BARTLETT AVENUE  
KLAMATH FALLS, OR 97603

THIS SPACE RESE

State of Oregon, County of Klamath  
Recorded 03/02/2005 2:25 p.m.  
Vol M05 Pg 141 26  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

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

GEORGE NANNI  
3924 BARTLETT AVENUE  
KLAMATH FALLS, OR 97603

Escrow No. MT68347-MS

**STATUTORY WARRANTY DEED**

**SERGIO E. ARIAS and ROSA E. ARIAS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **GEORGE NANNI**, 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:

Lot 1 in Block 5 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-015AA-07800-000 Key No: 577691

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 **\$138,000.00**.

THIS INSTRUMENT WILL 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 FEED 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.

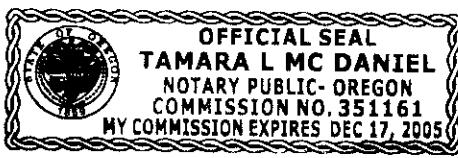
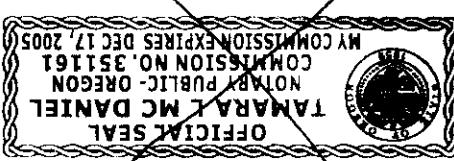
Dated this 25 day of February, 2005

Sergio Arias E  
SERGIO E. ARIAS

Rosa E. Arias  
ROSA E. ARIAS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 12/25/2005 by SERGIO E. ARIAS and ROSA E. ARIAS



My commission expires 12/17/05