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mtc - 68347 TM



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State of Oregon, County of Klamath
Recorded 03/02/2005 2:55 p m
Vol M05 Pg 14126
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESE

After recording return to:
GEORGE NANNI
3924 BARTLETT AVENUE
KLAMATH FALLS, OR 97603

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 FEE 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 E. Arias
SERGIO E. ARIAS

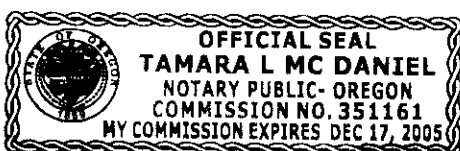
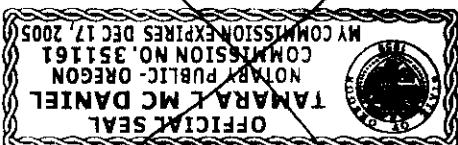
Rosa E. Arias
ROSA E. ARIAS

State of Oregon
County of KLAMATH

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

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/10
LMM