

MT71455 UV



M05-64879

Klamath County, Oregon

09/22/2005 02:32:49 PM

Pages 1 Fee: \$21.00

After recording return to:

Mark Simoncini

P.O. Box 50160

Sparks, NV 89435

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

Mark Simoncini

P.O. Box 50160

Sparks, NV 89435

Escrow No. MT71455-LW

Title No. 0071455

STATUTORY WARRANTY DEED

Jeannette Ann Stephens who acquired title as Jeannette Ann Taylor, Grantor(s) hereby convey and warrant to **Mark Simoncini**, 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 8 in Block 2 of Tract 1053, OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-006BD-02000-000

Key No: 227285

3507-006BD-02000-000

#227285

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 **\$6,500.00**.

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 14th day of September, 2005

Jeannette Ann Stephens who acquired title as Jeannette Ann Taylor

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on sep 14, 2005 by Jeannette Ann Stephens.

Martha Abebe
(Notary Public for Oregon)

My commission expires 07/15/09



2/0