

After recording return to:
Anthony S. Augeda, III

3434 PWNing Nu

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

Anthony S. Augeda, III

Klamath Jells De 97603

Same

File No.: 7161-651594 (DJ) Date: October 07, 2005

M05-67174

Klamath County, Oregon 10/21/2005 03:43:54 PM Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Diego Verza and Teresita M. Verza, Grantor, conveys and warrants to **Anthony S. Agueda, III**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 8 in Block 1 of Tract No. 1251 Olene Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is \$350,000.00. (Here comply with requirements of ORS 93.030)

Dated this 13th day of October, 2005.

Page 1 of 2

Statutory Warranty Deed - continued

File No.: **7161-651594 (DJ)**Date: **10/07/2005**

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Diego Verz	za	Nada Marakasia in	X fe	RESITA M. VERTA
			•	The state of the s
STATE OF	Oregon)		
County of	Jackson) ss.)	,	
•		hafara ma an thi	13th day of	October 2005
This instrument was acknowledged before me on this day of				
му соммі	OFFICIAL SEAL DIANA JACOBSEN NOTARY PUBLIC-OREGON COMMISSION NO. 395022 SSION EXPIRES AUG. 02, 20	09 Notary F	Public for Orego	
STATE OF	Oregon))ss.	12	1
County of	Jackson			
This instrument was acknowledged before me on this 7th day of 0ctober 2005 by Teresita M. Verza .				
MY COMM	OFFICIAL SEAL DIANA JACOBSEN NOTARY PUBLIC-OREGO COMMISSION NO. 39502 AISSION EXPIRES AUG. 02, 26	2 009 Notary F	Public for Orego mission expires:	00 /00 /05