



After recording return to:

Felipe Garcia

10425 Haddon Avenue
Pacifica, CA 91331

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

Felipe Garcia

10425 Haddon Avenue
Pacifica, CA 91331

File No.: 7021-671609 (DMC)

Date: October 07, 2005

M05-69237

Klamath County, Oregon

11/16/2005 03:32:32 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Michael Vitale, Grantor, conveys and warrants to **Felipe Garcia**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Block 213 Mills Second Addition to the City of Klamath Falls, 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 **\$110,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 7th day of November, 2005.

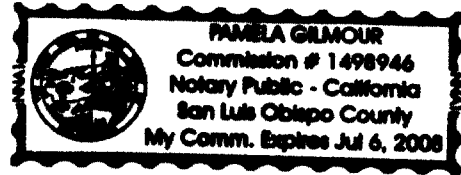
26

APN: 613973

Statutory Warranty Deed
- continued

File No.: 7021-671609 (DMC)
Date: 10/07/2005

Michael Vitale



STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 7 day of November, 2005
by **Michael Vitale**.

Pamela Gilmour

Notary Public for ~~Oregon~~ California
My commission expires: