

After Recording Return to:

ISMAEL NUNEZ

2120 Vine Ave
Klamath Falls, Or. 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ISMAEL NUNEZ

Same as above

WARRANTY DEED

(INDIVIDUAL)

ROSS PAUL ANELLO and RITA J. ANELLO, herein called grantor, convey(s) to ISMAEL NUNEZ, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 585, Block 108, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033AC TL 15800 KEY #479681

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$71,000.00.

(here comply with the requirements of ORS 93.930)

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 December 22, 2005.

Ross Paul Anello
ROSS PAUL ANELLO

Rita J. Anello
RITA J. ANELLO

Kansas Butler

STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On Dec. 27, 2005, 2005 personally appeared the above named ROSS PAUL ANELLO and RITA J. ANELLO and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062583

Before me: T. L. Powell
Notary Public for ~~Oregon~~ Kansas
My commission expires: 11-28-09

Official Seal

