

After Recording Return to:

THOMAS MARTINCELLO

114 Sandalwood Court
Santa Rosa, CA 95403

Until a change is requested all tax statements

Shall be sent to the following address:

THOMAS MARTINCELLO

Same as above

2006-018471

Klamath County, Oregon



00003694200600184710020029

09/13/2006 02:49:48 PM

Fee: \$26.00

ASPDV: 63377 MS
WARRANTY DEED
(INDIVIDUAL)

JENNIFER SAUCEDO, herein called grantor, convey(s) to THOMAS MARTINCELLO, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$130,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated September 11, 2006.


JENNIFER SAUCEDO

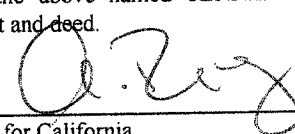
STATE OF CALIFORNIA, County of Sonoma ss.

On Sept. 11, 2006 personally appeared the above named JENNIFER SAUCEDO and acknowledged the foregoing instrument to be HER voluntary act and deed.

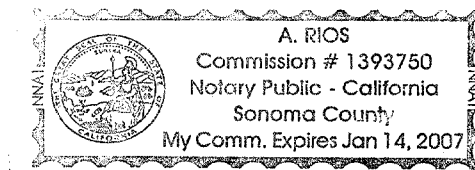
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063377

Before me: 
Notary Public for California
My commission expires: 1.14.07

Official Seal



\$26.00

Exhibit A

A parcel of land situated in a portion of Lots 19, 20 and 21 of Block 18, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of East Main Street, said point being the most Westerly corner of said Lot 21; thence South 55° 33' 00" East along said right of way line, 62.45 feet; thence North 34° 27' 00" East 90.00 feet; thence North 55° 33' 00" West 62.45 feet to a point on the Westerly line of said Lot 21; thence South 34° 27' 00" West 90.00 feet to the point of beginning.

CODE 001 MAP 3809-033AB TL 13700 KEY #417588