

2006-018473

Klamath County, Oregon



00003696200600184730020023

09/13/2006 02:51:33 PM

Fee: \$26.00

After Recording Return to:

THOMAS M. MARTINCELLO

114 Sandalwood Ct
Santa Rosa, Ca. 95401

Until a change is requested all tax statements

Shall be sent to the following address:

THOMAS M. MARTINCELLO

Same as above

ASPEN: 63379 ms
WARRANTY DEED
(INDIVIDUAL)

JENNIFER SAUCEDO, herein called grantor, convey(s) to THOMAS M. 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 August 11, 2006.

JENNIFER SAUCEDO

CA.
STATE OF ~~OREGON~~, County of Sonoma ss.

On Aug. 14, 2006 personally appeared the above named JENNIFER SAUCEDO and acknowledged the foregoing instrument to be ~~his/her/their~~ voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063379

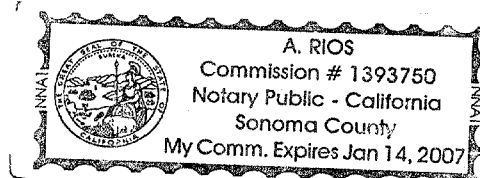
Before me:

Notary Public for ~~Oregon~~

My commission expires:

1.14.07

Official Seal



\$26A

Exhibit A

A parcel of land situated in a portion of Lots 18, 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 Southerly corner of said Lot 18; thence North 55° 33' 00" West, along said right of way line, 37.47 feet to the most Southerly corner of Parcel "A" of said Property Line Adjustment 1-PL-96; thence along the boundary of said Parcel "A" North 34° 27' 00" East 90.00 feet and North 55° 33' 00" West 62.45 feet; thence North 34° 27' 00" East 25.00 feet to the most Northerly corner of said Lot 21; thence South 55° 33' 00" East 99.92 feet to the most Easterly corner of said Lot 18; thence South 34° 27' 00" West 115.00 feet to the point of beginning.

CODE 001 MAP 3809-033AB TL 13701 KEY# 880805