

2006-019219

Klamath County, Oregon



00004590200600192190020024

09/25/2006 03:32:11 PM

Fee: \$26.00



After recording return to:
Alejandro Lagunas and Juan Lagunas
2611 Main St
Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:
Alejandro Lagunas and Juan Lagunas
2611 Main St
Malin, OR 97632

File No.: 7021-890079 (DMC)
Date: September 12, 2006

THIS SF

STATUTORY WARRANTY DEED

Andrew Anthony Uccelli, Grantor, conveys and warrants to **Alejandro Lagunas and Juan Lagunas** not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 379, BLOCK 122, MILLS 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.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$155,000.00**. (Here comply with requirements of ORS 93.030)

26-F

APN: 481428

Statutory Warranty Deed
- continued

File No.: 7021-890079 (DMC)
Date: 09/12/2006

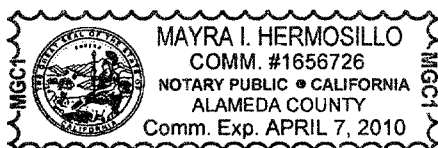
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

Dated this 13 day of Sept, 2006

Andrew A. Ucelli
Andrew Anthony Ucelli

STATE OF CALIFORNIA)
) ss.
County of SAN MATEO)

This instrument was acknowledged before me on this 13 day of SEPTEMBER, 2006
by **Andrew Anthony Uccelli**.



Notary Public for
My commission expires: 04-07-12