

2006-019489

Klamath County, Oregon



After recording return to:  
Andrew A. Uccelli  
171 Rogers Avenue  
San Carlos, CA 94070

Until a change is requested all tax statements  
shall be sent to the following address:  
Andrew A. Uccelli  
171 Rogers Avenue  
San Carlos, CA 94070

File No.: 7021-908455 (DMC)  
Date: September 22, 2006

THIS SPACE



09/27/2006 03:52:48 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Stephanie J. Steffey who took title as Stephanie J. McKune**, Grantor, conveys and warrants to **Andrew A. Uccelli**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOTS 1, 2, 3 AND 4 IN BLOCK 53 OF GRANDVIEW ADDITION IN THE TOWN OF BONANZA, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. The 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 **\$98,000.00**. (Here comply with requirements of ORS 93.030)

26-T

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 20 day of Sept., 2006.

Stephanie J. McKune  
Stephanie J. McKune  
Steffey

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 20 day of Sept., 2006  
by Stephanie J. McKune  
Steffey

Notary Public for Oregon  
My commission expires:

8/20/07

