



THIS SPACE RESI

2006-024717

Klamath County, Oregon



12/13/2006 03:34:25 PM

Fee: \$26.00

MT777773MS

After recording return to:

Edna M. Guiducci

429 N 9th Street

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Edna M. Guiducci

429 N 9th Street

Klamath Falls, OR 97601

Escrow No. MT77773-DS

Title No. 0077773

SWD

STATUTORY WARRANTY DEED

Sherry Santi and R. Samuel Santi, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Edna M. Guiducci**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$185,500.00**.

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.

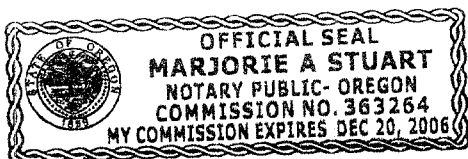
Dated this 12th day of Dec, 2006

x SANTI
Sherry Santi

R. Samuel Santi
R. Samuel Santi

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/12, 2006 by Sherry Santi and R. Samuel Santi.



M. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in Lots 5 and 6 of Block 51 of NICHOLS 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, more particularly described as follows:

Beginning at a point 510 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeast corner of Block 12 in the City of Klamath Falls; thence North 51° 15' West 50 feet; thence North 38° 45' East 120 feet; thence South 51° 15' East 50 feet; thence South 38° 45' West 120 feet to the place of beginning, having a frontage on Ninth Street of 50 feet and situate in SW1/4 SE1/4 Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.