

2007-001094  
Klamath County, Oregon



After recording return to:  
Armando Covarrubias  
P. O. Box 419  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Armando Covarrubias  
P. O. Box  
Bonanza, OR 97623

File No.: 7021-942515 (DMC)  
Date: December 11, 2006

THIS SPAC



01/22/2007 03:31:53 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Andrew A. Uccelli**, Grantor, conveys and warrants to **Armando Covarrubias**, 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. 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 **\$159,900.00**. (Here comply with requirements of ORS 93.030)

36-F

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<sup>th</sup> day of December, 2004.

Andrew A. Uccelli

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

This instrument was acknowledged before me on this 20<sup>th</sup> day of Dec., 2006  
by **Andrew A. Uccelli.**

Notary Public for STATE OF CALIFORNIA  
My commission expires: JUNE 1<sup>ST</sup> 2006

