



THIS SPACE RE

2007-001429
Klamath County, Oregon



01/26/2007 03:25:21 PM

Fee: \$21.00

MTCT7741PS

After recording return to:
RICHARD ALBERT MANCEBO
5329 BRYANT AVE.
KLAMATH FALLS, OR 97603

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

RICHARD ALBERT MANCEBO
5329 BRYANT AVE.
KLAMATH FALLS, OR 97603

Escrow No. MT77741-PS
Title No. 0077741

SND

STATUTORY WARRANTY DEED

MICHAEL A. ZOLCZYNSKI, Grantor(s) hereby convey and warrant to **RICHARD ALBERT MANCEBO and BONNIE EARLENE MANCEBO, husband and wife**, 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:


The W1/2 of TRACTS 56 AND 57, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$265,500.00**.

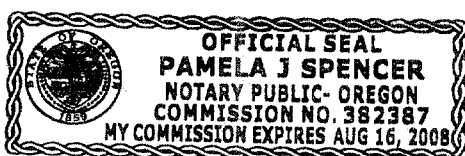
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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

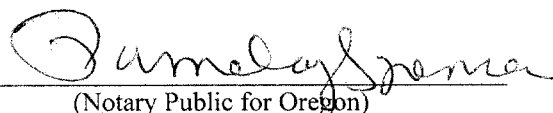
Dated this 24th day of January, 2007


MICHAEL A. ZOLCZYNSKI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 24, 2007 by MICHAEL A. ZOLCZYNSKI.




(Notary Public for Oregon)

My commission expires 8/16/2008