

**2007-008558**

Klamath County, Oregon



00022167200700085580010015

05/10/2007 11:11:00 AM

Fee: \$21.00

MTCT9149-TM

After recording return to:

Andrew Uccelli

171 Rogers Avenue

San Carlos, CA 94070

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

Andrew Uccelli

171 Rogers Avenue

San Carlos, CA 94070

Escrow No. MT79149-TM

Title No. 0079149

SWD

STATUTORY WARRANTY DEED

Ramon Pena, Jr., Grantor(s) hereby convey and warrant to **Andrew Uccelli**, 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:

Lots 19 and 20 in Block 6 of INDUSTRIAL 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.

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 **\$68,000.00**.

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 9 day of May, 2007

Ramon Pena Jr.
Ramon Pena, Jr.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 9, 2007 by Ramon Pena, Jr..

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09

