

2007-009605  
Klamath County, Oregon



00023411200700096050010015

05/29/2007 03:00:04 PM

Fee: \$21.00

After Recording Return to:

MICHAEL A. NICOSIA  
5831 North Hills Drive  
Klamath Falls OR 97603

Until a change is requested all tax statements  
Shall be sent to the following address:

MICHAEL A. NICOSIA  
Same as above

**WARRANTY DEED**  
(INDIVIDUAL)

ATE: 64764MS

JASON WATSON, herein called grantor, convey(s) to MICHAEL A. NICOSIA, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

UNIT NUMBER 10019, Tract No. 1379, FALCON HEIGHTS CONDOMINIUM, STAGE 3, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 163 MAP 3909-03400 TL 70049 KEY #887729

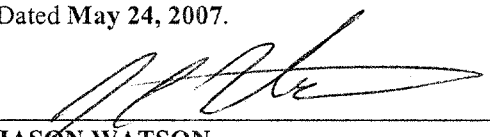
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$144,500.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated May 24, 2007.

  
JASON WATSON


STATE OF OREGON, County of KLAMATH) ss.

On MAY 25, 2007 personally appeared the above named JASON WATSON and acknowledged the foregoing instrument to be his voluntary act and deed.

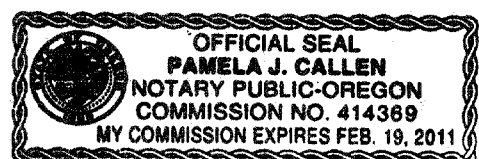
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064764

Before me:   
Notary Public for Oregon  
My commission expires: 02-19-2011

Official Seal



#21-17