

6414

MTZ-22114D

KNOW ALL MEN BY THESE PRESENTS, That Frank A. Kimball & Garlandine H. Kimball, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Giovanni Mangione & Linda M. Mangione, as tenants by the entirety the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Legal Description made a part herein



"This instrument will 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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances all those of record and those apparent upon the land, if any, as of the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of October, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Frank A. Kimball

Garlandine H. Kimball

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____, and

_____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON,)
County of Klamath) ss.
10-10, 19 89.

Personally appeared the above named _____
Frank A. Kimball & Garlandine H. Kimball

_____ and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-92

Frank A. Kimball & Garlandine H. Kimball
10 VIRGINIA TRAIL
1125 1st ST, SPRINGFIELD, OR 97177
GRANTOR'S NAME AND ADDRESS

Giovanni Mangione & Linda M. Mangione
4702 Weyerhaeuser Rd
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

Giovanni Mangione & Linda M. Mangione
4702 Weyerhaeuser Rd
Klamath Falls, OR 97601
NAME ADDRESS ZIP

Giovanni Mangione & Linda M. Mangione
4702 Weyerhaeuser Rd
Klamath Falls, OR 97601
NAME ADDRESS ZIP

STATE OF OREGON,) ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC No: 22114-D

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the intersection of the Northerly line of Holiday Drive and the Westerly line of Third Street also know as the Weyerhaeuser County Road; thence South 41 degrees 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28 degrees 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16 degrees 10' East a distance of 30 feet to the point of beginning; thence North 89 degrees 30' West a distance of 199.6 feet; thence North 70 degrees 19' West to the Westerly line of vacated Fourth Street; thence Southerly along the Westerly line of said street to the Southeast corner of Lot 33, Block 21 of Vacated West Klamath; thence Southeasterly to the Southwest corner of Lot 8, Block 23 of Vacated West Klamath; thence Northeasterly along the Southerly line of said Lot to the Southeasterly corner of said Lot; thence Northwesterly along the Easterly line of Lots 8, 7, 6, 5, 4, 3, 2 and 1 to the Southeasterly corner of Lot 13, Block 22 of Vacated West Klamath; thence Northeasterly to the West line of Third Street, thence Northwesterly along said West line to the point of beginning.

Tax Account No: 3908 013A0 01000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of Oct. A.D., 19 89 at 10:51 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 18929.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline M. Henderson