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10549  
KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_  
Ben E. Polk & Lane Allen Polk, not as tenants in common, but with right of survivorship  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
Giovanni Mangione  
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 apper-  
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 425, Block 101, MILLS 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.

Tax Account No 3809 033AC 04100  
Tax Account No 3809 033AC 04200

*"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  
 said grantor will defend and every part and parcel thereof against the lawful claims

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 \$ 27,000.00

Where the context so requires, the singular includes the plural and all grammatical forms thereof.

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.

UPON READING OF THE GRANTOR HAS EXECUTED THIS INSTRUMENT THIS 18 day of January, 19 90;

In Witness Whereof, the grantor has executed this instrument this 18 day of January, 1998, 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.

X Ben E Polk  
Ben E Polk

CALIFORNIA  
STATE OF ~~OREGON~~ RIVERSIDE )  
County of Klamath ) ss.  
January 18, 1990

Personally appeared the above named Ben E. Polk & Lane Allen Polk

and acknowledged the foregoing instrument  
to be his voluntary act and deed.

and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary and a d.  
\_\_\_\_\_ **OFFICIAL SEAL**  
**D.T. FOSTER**  
**NOTARY PUBLIC - CALIFORNIA**  
**PRINCIPAL OFFICE IN**  
**RIVERSIDE COUNTY**  
Witness me: **My Comm. Expires May 18, 1993**

(OFFICIAL SEAL) Notary Public for ~~Oregon~~ CALIFORNIA  
My commission expires: MAY 18, 1993

Ben E. Polk & Lane Allen Polk  
2009 Garden Avenue  
Klamath Falls, OR 97601

Giovanni Mangione  
16845 Blackie Road  
Prunedale, CA 93907

After recording return to:  
 Giovanni Mangione  
 16845 Blackie Road  
 Prunedale, CA 93907  
 NAME ADDRESS ZIP

16845 Blackie Road  
Prunedale, CA 93907

Lane Allen Polk  
STATE OF ~~OREGON~~ County of RIVERSIDE ) ss.  
CALIFORNIA  
JAN 18, 1970. Polk

TAN 18 CALIFORNIA, 1970  
Personally appeared LANE ALLEN POLK 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 \_\_\_\_\_.

\_\_\_\_\_ 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.

(OFFICIAL

Before me:

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

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/req. number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy