

18324

KNOW ALL MEN BY THESE PRESENTS, That  
Equity Preservation, Inc., a California Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Giovanni Mangione & Linda Mangione, as tenants by the entirety, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

The Easterly 22 feet 10 inches of Lot 3 and Westerly 15 inches of Lot 2, Block 17, ORIGINAL  
TOWN OF THE CITY OF KLAMATH FALLS, EXCEPT THEREFROM, the Northwesterly 8 feet conveyed  
to the City of Klamath Falls, for alley purposes, by Deed recorded April 14, 1906 in  
Deed Book 20, Page 25 in the County of Klamath, State of Oregon.

Tax Account No: 3809 032AC 04200

\*\*\*herein grantess assume and agree to pay.

## MOUNTAIN TITLE COMPANY

"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  
except all those of record and those apparent to the land as of the date of this deed.

Together with a trust deed in favor of Ronald S. Craig & Wendy M. Craig and Dee and that  
Golden & Joan R. Golden and Gilbert E. Prince & Janet Prince, which the  
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 \$ 60,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE AND THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT TO THE LAND AS OF THE DATE OF THIS DEED. TOGETHER WITH A TRUST DEED IN FAVOR OF RONALD S. CRAIG & WENDY M. CRAIG AND DEE AND THAT GOLDEN & JOAN R. GOLDEN AND GILBERT E. PRINCE & JANET PRINCE, WHICH THE 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 \$ 60,000.00.~~

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 27 day of July, 19 90  
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.

by: 

STATE OF OREGON, )

County of \_\_\_\_\_ ) ss.

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:



OFFICIAL SEAL  
ROBERTA WALKER  
NOTARY PUBLIC - CALIFORNIA  
SANTA CLARA COUNTY

My Commission Expires Aug. 18, 1992

California  
STATE OF ~~OREGON~~ County of Santa Clara ) ss.

The foregoing instrument was acknowledged before me this

July 27, 19 90, by Lynn Ferri Stall,

\_\_\_\_\_, president, and by \_\_\_\_\_,

Assistant secretary of \_\_\_\_\_,  
Equity Preservation, Inc.

a \_\_\_\_\_ California corporation, on behalf of the corporation.

Notary Public for Oregon Roberta Walker

My commission expires: 8-18-92 (SEAL)

Equity Preservation

1631 N First St, Suite 200

San Jose, CA 95112

GRANTOR'S NAME AND ADDRESS

Mangione

P.O. Box 182

Bonzana, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mangione

above address

NAME, ADDRESS, ZIP

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

Mangione

above address

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was  
received for record on the 1st  
day of Aug., 19 90,  
at 8:49 o'clock A M., and recorded  
in book M90 on page 15309 or as  
file/reel number 18324,

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muller Deputy

Fee \$28.00