

18645

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 and 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:

Lot 12 in Block 3 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 011CC 01400

**M89, Page-17944 which the herein grantees 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 Charles R. Ragan recorded in Volume** 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 \$ 44,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,000.00.

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 30 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.

STATE OF OREGON,

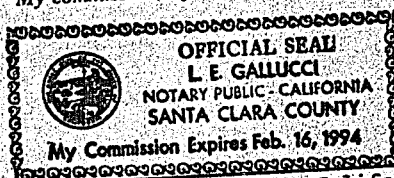
County of _____, 19 _____

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: _____



CALIFORNIA
STATE OF OREGON, County of Klamath SANTA CLARA

The foregoing instrument was acknowledged before me this August 3, 19 90, by _____ president, and by Lynn Forristall _____ secretary of _____

Equity Preservation Inc., a California corporation, on behalf of the corporation.
Notary Public for Oregon L. E. Gallucci (SEAL)
My commission expires February 16, 1994

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of Aug., 19 90, at 9:00 o'clock A. M., and recorded in book M90 on page 15942 or as file/reel number 18645.

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

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$28.00