

WARRANTY DEED

Vol. M95 Page

MTC 35693 HF

RICHARD TALBOTT and SHARON TALBOTT, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to
GIOVANNI MANGIONE and LINDA MANGIONE, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lots 7 and 8 in Block 44, GRANDVIEW ADDITION TO BONANAZA, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 51 feet
thereof. TOGETHER WITH A 1968 KIT MOBILE HOME with license plate #X91256
which is situate on the real property described herein.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
SUBJECT TO A TRUST DEED NOW OF RECORD dated July 9, 1992 and recorded on
July 9, 1992 in Volume M92, page 15027 in the Microfilm Records of
Klamath County, Oregon wherein the Beneficiary is Vera A. Nelson. The
Grantees herein do not agree to assume and to pay this obligation in
full.

and 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 16,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 182, BONANZA, OR 97623

Dated this 6th day of July, 1995

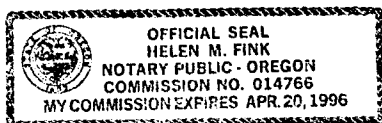
Richard Talbott
RICHARD TALBOTT

Sharon Talbott
SHARON TALBOTT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 7/6 19 95
COUNTY OF Klamath

Personally appeared the above named RICHARD TALBOTT AND SHARON TALBOTT
and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

(seal)

Return to:
GIOVANNI MANGIONE
P.O. BOX 182
BONANZA, OR 97623

SSOTS

DEEDS
17623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day
of July A.D., 19 95 at 1:23 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 17622.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Annette Mueller