10218

Vol. MAD Page 33443

MTC36721 US

WARRANTY DEED

GIOVANNI MANGIONE,

Grantor(s) hereby grant, bargain, sell and convey MARK PETTUS.

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:

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.

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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 11, 1990 Recorded: January 24, 1990

Dated this 21st day of November

Volume: M90, page 1623, Microfilm Records of Klamath County, Oregon BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 11512, GLENDALE, CA 91226-7512

, 19 95

My commission expires ___

12-20-98

	GIOVI	MANGIONE	
NOTARY ACKNOWLEDGEMENT			
STATE OF Oregon	· .		
COUNTY OFKlamath	ss	November 21	_ 19 95
Personally appeared the above	named _	Giovanni Mangione	
		· .	
and acknowledged the foregoin	g instrum	ment to be <u>his</u> vol	untary act.
OFFICIAL SEAL MARJORIE A. STUART NOTARY PUBLIC-OREGON COMMISSION NO. 040231 MY CO-MMISSION EXPIRES DEC. 20	, 8	Before me: Notary Public for	oregon oregon

(seal)

Return to: MARK PETTUS P.O. BOX 11512 GLENDALE, CA 91226-7512

12-07-95446:37-488V

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MARK PETTURY

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Bated thin Rigt day of Movember

कार्यसम्बद्धाः संस्थितस्यः व्यक्तमानाः संस्थितस्य

MOLVEY - FOR HOME MEXIMENSE

COUNTY OF ___ K12ma2h 15 ARQUEACU STATE OF ___ oradou

Creaman Margire Personaliv sypparese the phove named

FEE	\$35	-00

Mountain Title Company the_ Filed for record at request of _ A.D., 19 95 at 10:37 o'clock A M., and duly recorded in Vol. ___ December on Page <u>33443</u> Bernetha G. Letsch, County Clerk annette Mully

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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GLENDALE, CA 91226-7522 P.O. BOX INSIZ MARK PETMIS RECEIVED DOS