

MTC 39757KA

## WARRANTY DEED

ALANNA WILLSON,

Grantor(s) hereby grant, bargain, sell and convey to:

GIOVANNI MANGIONE,

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 2 in Block 68 of Klamath Falls Forest Estates, Highway 66 Unit, Plat NO. 3, 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: 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 \$ 6,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1453 ESPLANADE, Klamath Falls, OR 97601

Dated this 14 day of Nov, 19 96

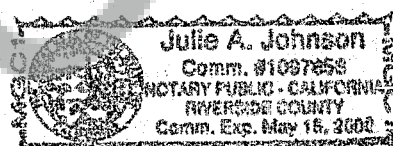
Alanna Willson  
ALANNA WILLSON

## NOTARY ACKNOWLEDGEMENT

STATE OF CaliforniaCOUNTY OF RiversideSS. November 14, 19 96

Personally appeared the above named Alanna Willson

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Julie A. Johnson

Notary Public for Riverside California

My commission expires 5/15/2000

(seal)

ESCROW NO. MT39757-KA

Return to:

GIOVANNI MANGIONE

1453 ESPLANADE

KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day of December A.D., 19 96 at 11:46 o'clock A.M., and duly recorded in Vol. M96 of Deeds on Page 37570.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Ruthen Ross