

99 APR 30 P333

MTC 47583-Mg  
WARRANTY DEED

Vol. M99 Page 16475

SOUTH VALLEY BANK & TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant 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:

Lots 16 and 20, Block 4, CANAL 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;  
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 \$ 112,500.00.

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 30<sup>th</sup> day of April, 1999

SOUTH VALLEY BANK & TRUST

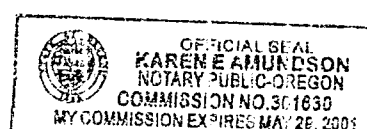
BY: Jeffrey S. Bradford VICE PRESIDENT  
JEFFREY S. BRADFORD

STATE OF Oregon, County of Klamath ss.  
This instrument was acknowledged before me on April 30<sup>th</sup>, 1999  
by Jeffrey S. Bradford  
as Vice President  
of South Valley Bank & Trust

Karen E. Amundson  
Notary Public of Oregon  
My commission expires 5-29-01

ESCROW NO. MT47583-MS

Return to:  
GIOVANNI MANGIONE  
1453 ESPLANADE  
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 30TH day  
of APRIL A.D., 1999 at 3:33 o'clock P. M., and duly recorded in Vol. M99  
of DEEDS on Page 16475

FEE 30.00

Linda Smith, County Clerk  
by Linda Smith