



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PHILIP D. MANGELS

5406 AMERICAN AVE.

KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:

PHILIP D. MANGELS

5406 AMERICAN AVE.

KLAMATH FALLS, OR 97603

Escrow No. MT56294-LW

Title No. \_\_\_\_\_

Vol M02 Page 8243

State of Oregon, County of Klamath  
Recorded 02/11/2002 3:11 P. m.

Vol M02, Pg 8243  
Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

mtc 56294-LW  
**WARRANTY DEED**

**JOHN T. WILLIAMS,**

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

**PHILIP D. MANGELS**

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 1, BLOCK 3 OF TRACT 1096, AMERICANA, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.**

KEY NO: 574890

3909-014DA-03800-000

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.

The true and actual consideration for this conveyance is \$ **112,500.00.**

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.

Dated this 11 day of February 2002

John T. Williams  
JOHN T. WILLIAMS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 11 2002 by JOHN  
T. WILLIAMS.

Lisa Weatherby  
(Notary Public for Oregon)



My

commission expires

11/20/2003