

NITC - 61961 LW

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GEORGE V. ROZSASI1131 WALNUT AVENUE #1KLAMATH FALLS OR 97601

State of Oregon, County of Klamath

Recorded 08/29/2003 3:45 p mVol M03 Pg 64385

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

GEORGE V. ROZSASI1131 WALNUT AVENUE #1KLAMATH FALLS OR 97601

Escrow No. MT61961-LW

WARRANTY DEED

GIOVANNI MANGIONE, Grantor(s) hereby grant, bargain, sell, warrant and convey to **GEORGE V. ROZSASI & ALEXANDER ROZSASI**, not as tenants in common, but with the right of survivorship, 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.

Account No.: 3809-032AA-02600-000
Account No.: 3809-032AA-02500-000

Key No.: 413261
Key No.: 413243

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$250,000.00.

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 29th day of August 2003.

Giovanni Mangione
GIOVANNI MANGIONE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 29, 2003 by GIOVANNI MANGIONE.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

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