

08 SEP 4 PM 1:40

ATE 57519

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

State of Oregon, County of Klamath  
Recorded 09/04/03 1:40 P m  
Vol M03 Pg 65483-85  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

Until a change is requested all tax statements  
shall be sent to the following address:  
DAVID & BETTIE EGERTON  
PO BOX 1218  
LA PINE, OR 97739

**WARRANTY DEED -- STATUTORY FORM**

F & M ENTERPRISES, A CALIFORNIA PARTNERSHIP, consisting of Henry  
Mantelli and Carla Mantelli and Brother mel Anderson, Successor  
Trustee of the Filippi Trust under agreement dated March 15, 1985, as  
Amended., Grantor,

conveys and warrants to

DAVID E. EGERTON and BETTIE EGERTON, husband and wife, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

Lot 15, Block 4, Tract No. 1060, SUN FOREST ESTATES, according to the  
offical plat thereof on file in the office of the Clerk of Klamath  
County, Oregon.

Tax Account No(s): R140163  
Map/Tax Lot No(s): R2310036B012900000

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$9,000.00 .

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 28 day of August, 2003.

F&M ENTERPRISES  
BY: Henry Mantelli by Sheryl Mantelli dadd  
HENRY MANTELLI, agent by power of attorney  
AN INDIVIDUAL  
BY: Carla Mantelli by Sheryl Mantelli dadd  
CARLA MANTELLI, agent by power of attorney  
AN INDIVIDUAL  
BY: \_\_\_\_\_  
BROTHER MEL ANDERSON,  
SUCCESSOR TRUSTEE

314

STATE OF OREGON, COUNTY OF ) ss.

65484

This instrument was acknowledged before me on August \_\_\_\_\_, 2003 by HENRY MANTELLI, CARLA MANTELLI AND BROTHER MEL ANDERSON, SUCCESSOR TRUSTEES OF THE FILIPPI TRUST DATED MARCH 15, 1985.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

TITLE NO. 0005751903  
ESCROW NO. 14-0048603

*See attached  
California Notary Acknowledgment*

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Monterey

} ss.

On 8.28.03

Date

before me,

Kathleen Llewellyn

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Shirley Mantelli Haddad

Name(s) of Signer(s)

☒ personally known to me☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document:

Warranty DeedDocument Date: 8.28.03Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

☐ Individual☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☒ Attorney In Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

for Carla Mantelli & Henry Mantelli

Signer Is Representing:

Henry Mantelli & Carla Mantelli

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