

'05 APR 8 AM 11:30

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WARRANTY DEED

Giovanni Mangione
Grantor

State of Oregon, County of Klamath
Recorded 04/08/2005 11:30a m
Vol M05 Pg 24325
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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Giovanni Mangione, Trustee
Sarah DeCastro Mangione, Trustee
9337 Old Fort Road
Klamath Falls, OR 97601
Grantee

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that Giovanni Mangione, hereinafter called Grantor, for the consideration hereinafter stated, does hereby convey and warrant to Giovanni Mangione, Trustee, and Sarah DeCastro Mangione, Trustee, of the, GIOVANNI AND SARAH MANGIONE LIVING TRUST, dated June 25, 2004, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto this grantee, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or appertaining situated in the County of Klamath, in the State of Oregon, to-wit:

Lots 3 in Block 68 of KLAMATH FALLS FOREST ESTATES, HWY 66 UNIT, Plat #3, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.
R-3811-010B0-02900-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the unlawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true consideration for this conveyance is OTHER THAN MONEY.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 7 day of April, 2005; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Giovanni Mangione

Giovanni Mangione

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Giovanni Mangione and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: *Scott D. MacArthur*

Notary Public for Oregon
My commission expires: 1/14/2006

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