



2021-014384

Klamath County, Oregon

09/21/2021 02:43:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Duane McAfee and Anne M. McAfee

1102 309th Place

Ocean Park, WA 98640

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

Duane McAfee and Anne M. McAfee

1102 309th Place

Ocean Park, WA 98640

File No. 487018AM

STATUTORY WARRANTY DEED

Giovanni Mangione, Trustee and Sarah DeCastro Mangione, Trustee of the Giovanni and Sarah Mangione Living Trust, dated June 25, 2004,

Grantor(s), hereby convey and warrant to

Duane McAfee and Anne M. McAfee, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 425, Block 101, MILLS 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.

The true and actual consideration for this conveyance is **\$405,000.00. PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 15 day of September, 2021.

Giovanni and Sarah Mangione Living Trust

By: *G Mangione*
Giovanni Mangione, Trustee

By: *S DC Mangione*
Sarah DeCastro Mangione, Trustee

State of Oregon} ss.
County of Klamath}

On this 15 day of September, 2021, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Giovanni Mangione and Sarah DeCastro Mangione known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Giovanni and Sarah Mangione Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 1-28-25

