

#94 47187

WARRANTY DEED-TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Frank A. Succo and Beverly P. Succo, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ethel Wagner and Clinton Wagner

hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit: Lot 5 in Block 214 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon. Subject, however, to the following:  
1. Subject to the joint right of use of the driveway between lots 5 and 6 and reserving right of use to owners of Lot 6 and subsequent grantees, as set forth in Deed recorded August 26, 1953, in Deed Volume 262 at page 498, and garage as shown by survey of May 29, 1970 by Raymond Bidegary, surveyor.  
2. Trust Deed, including the terms and provisions thereof, dated June 2, 1970, recorded June 9, 1970 in M-70 at page 4625, given to secure the payment of \$8,450.00, with interest thereon and such future advances as may be provided therein, executed by Joseph M. Dinwiddie and Elsie E. Dinwiddie, husband and wife, to Transamerica Title Insurance Co., trustee for beneficiary United States National Bank of Oregon. By assignment recorded September 11, 1970, the above Trust Deed was assigned to Federal National Mortgage Association by instrument recorded in M-70 at page 8020, Microfilm Records, which Grantees DO NOT assume and agree to pay and Grantors covenant and agree to hold them harmless therefrom.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.  
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted above 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 lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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. In Witness Whereof, the grantor has executed this instrument this 10th day of January, 1975; 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.

(If executed by a corporation, affix corporate seal)

Marlene L. Addington  
Notary Public for Oregon  
My commission expires

Frank A. Succo  
Beverly P. Succo

STATE OF OREGON,

County of Klamath  
January 23, 1975

STATE OF OREGON, County of  
January 23, 1975

Personally appeared the above named Frank A. Succo and Beverly P. Succo

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me  
Marlene L. Addington  
Notary Public for Oregon  
My commission expires 3-21-77

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clinton Wagner  
2250 W. Main St.  
Klamath Falls, Oregon

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of May, 1978 at 11:02 o'clock A.M., and recorded in book M78 on page 8556 or as file/reel number 47187 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By: [Signature] Recording Officer  
Deputy

Fee \$3.00