

59519

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THOMAS R. TUCKER AND JUDITH G. TUCKER husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. SUCCO AND FRANK A. SUCCO Tenancy in Common, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 Block 41, Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon

SUBJECT TO:

1. Rules, regulations, including levies, liens and utility assessments of the city of Klamath Falls.
2. A joint well use agreement relating to future maintainance, repair and replacement and improvement of said well and the casing shall be born equally by both parties as recorded August 6, 1976 Vol. 76 Page 12190. Well is located on the property described as Lot 4 Block 44 Hot Springs Addition to the City of Klamath Falls, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances as set forth hereinabove.

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 \$41,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 7th day of December, 1978; 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)

THOMAS R. TUCKER
JUDITH G. TUCKER

STATE OF OREGON, } ss.
County of Klamath
December 7, 1978

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____

who, being duly sworn, 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 _____

_____ a corporation, 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.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named Thomas R. Tucker and Judith G. Tucker

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

Before me: Susan K. Korsch

(OFFICIAL SEAL) OF Notary Public for Oregon

My commission expires: 12-6-81

Notary Public for Oregon

My commission expires:

Thomas R. and Judith G. Tucker

GRANTOR'S NAME AND ADDRESS

John A. and Frank A. Succo

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
2943 So. 6th St.
KFO

NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 So. 6th St.
KFO

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 8th day of December, 1978, at 10:38 o'clock AM., and recorded in book M-78 on page 27652 or as file/reel number 59519, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline M. Milne Recording Officer
Deputy

Fee \$3.00