

1-1-74

7A38-17858-m 65039 WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RODNEY G. KLEIN and DOROTHY M. KLEIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK A. SUCCO and BEVERLY P. SUCCO, husband and wife, 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:

The $S\frac{1}{2}$ of Lot 7 in Block 6 of PLEASANT VIEW TRACTS, in the County of Klamath and State of Oregon.

TOGETHER WITH a perpetual right and easement along and upon the Southerly 12 feet of the $N\frac{1}{2}$ of said Lot 7, (along and upon the existing driveway) for access to and exit from the property herein described.

(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 except as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way 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 \$.....

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 ©, 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 2nd day of April, 1979; 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)

Rodney G. Klein
Dorothy M. Klein

STATE OF OREGON,)
County of Klamath) ss.
April 2, 19 79

Personally appeared the above named Rodney G. Klein and Dorothy M. Klein husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRANK A. & BEVERLY P. Succo
2112 DOWN DRIVE
KLAMATH FALLS, OREGON 97601

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of April, 1979, at 3:25 o'clock P.M., and recorded in book M79 on page 7420 or as file/reel number 65039, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Denechax Hetch Deputy

Fee \$3.00