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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

71028

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Frank A. Succo

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randall F. Balsiger and Auline C. Balsiger 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 25, Block 5, Fifth addition to Sunset Village, in the County of Klamath, State of Oregon.

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. Rights of way and easements of the South Suburban Sanitary District. Restrictions, as shown on the recorded plat of the Fifth Addition to Sunset Village. Covenants, easements and restrictions, imposed by instrument, including the terms thereof, Recorded: June 13, 1972 Book: M-72 Page: 6318. This property lies within and is subject to the levies and assessments of the Fifth Addition to Sunset Village Lighting District

(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

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 \$ 53,900.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) part of the consideration

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 20 day of July, 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)

STATE OF OREGON,

County of Klamath ss.  
July 20, 1979.

Personally appeared the above named  
Frank A. Succo

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

Before me:

(OFFICIAL SEAL)

Susan K. Karach

Notary Public for Oregon

My commission expires: 12-6-81

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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of July, 1979, at 10:50 o'clock A.M. and recorded in book 1179 on page 17324 or as file/reel number 71023, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne Recording Officer  
By Susan K. Karach Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS+L  
540 Main

NAME, ADDRESS, ZIP

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

KFFS+L  
540 Main

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE