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## BARGAIN AND SALE DEED (INDIVIDUAL)

HARRY CROSBY and HELEN CROSBY, husband and wife convey(s)  
 to FRANK A. SUCCO and BEVERLY P. SUCCO, husband and wife  
 all that real property situated in Klamath County, State of Oregon, described as:

Lots 12 and 13, CASITAS, in the County of Klamath, State of Oregon.

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this transfer is \$ 2,800.00.\*

Dated this 20th day of November, 19 81.

STATE OF OREGON, County of Klamath ss.

On the 23rd day of November, 19 81 personally appeared the above-named

Harry Crosby and Helen Crosby and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

*Barlene V. Addington*  
 Notary Public for Oregon  
 My commission expires: 3-22-85

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property, or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

BARGAIN AND SALE DEED  
 (INDIVIDUAL)

TO

After Recording Return to: *Tapes!*

Mr. & Mrs. Frank A. Succo  
 2112 Dawn Drive  
 Klamath Falls, OR 97601

STATE OF OREGON,

County of \_\_\_\_\_ ss.  
 I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
 on page \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title  
 \_\_\_\_\_ Deputy

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Casitas.
4. Reservation contained in deed recorded September 11, 1948 in Book 225 at page 29, Deed Records, as follows: "reservations of perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of other lots in said Casitas."
5. Mortgage, including the terms and provisions thereof, recorded August 21, 1978 in Book M-78 at page 18422 and re-recorded August 25, 1978 in Book M-78 at page 18929 in favor of Pacific West Mortgage Co., which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein. Modification, including the terms and provisions thereof, recorded December 28, 1978 in Book M-78 at page 28856, and re-recorded January 10, 1979 in Book M-78 at page 20168 to Helen P. Philippi. (Affects Lot 12)
6. Mortgage, including the terms and provisions thereof, recorded August 21, 1978 in Book M-78 at page 18424, in favor of Luther Barnes, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein. (Affects Lot 12)
7. Mortgage, including the terms and provisions thereof, recorded August 31, 1978 in Book M-78 at page 18926, in favor of Pacific West Mortgage, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein. (Affects Lot 13) Modification, including the terms and provisions thereof, recorded December 28, 1978 in Book M-78 at page 28856, and re-recorded October 10, 1979 in Book M-79 at page 723. The above mortgage was assigned by instrument recorded September 6, 1979 in Book M-79 at page 19637 to John Ziglinski and Rita Ziglinski.
8. Mortgage, including the terms and provisions thereof, recorded August 21, 1978 in Book M-78 at page 18429 in favor of Luther Barnes, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein. (Affects Lot 13)
9. Mortgage, including the terms and provisions thereof, recorded December 28, 1978 in Book M-78 at page 28858, in favor of Pacific West Mortgage Company, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~on request~~  
 this 23 day of November, A.D. 19 81 at 3:30 o'clock PM, and  
 duly recorded in Vol. M 81, of Deeds on file 20317

Fee \$8.00

By Evelyn Biehn  
 EVELYN BIEHN, County Clerk