

35847

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Milton E. Richter and June Richter, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Frank A. Succo and Beverly P. Succo, husband and wife, hereinafter called the grantees, does

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 3, Block 27, KLAMATH RIVER ACRES THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

Subject, however, to the following:  
(1) Reservations as contained in plat dedication, to wit: "Said plat being subject to: (1) Lots 8, 9, 11, 12, 13, 14, 15, 16, and 17, Block 27 shall have an equal and undivided interest in Lot 7 designated for a central water system for said lots; (2) All lots in said Tract 1004 shall have an equal and undivided interest in Lot 10, Block 27 designated as a marine for launching and docking pleasure boats; (3) For those lots having frontage along Klamath River the survey monuments along the left bank of said river shall control for alignment only and ownership shall extend to the waters edge of said river and the owners of said lots shall enjoy riparian rights thereto; (4) Drainage easements as shown on annexed plat."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of record as of the date of this deed, and those apparent upon the land, and that if any, as of the date of this deed;

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 \$7,500.00. However, the actual consideration consists of or includes other property of 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.)

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 12<sup>th</sup> day of October, 1977; 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)

*Milton E. Richter*  
Milton E. Richter

*June Richter*  
June Richter

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, )  
County of Klamath ) ss.  
October 12, 1977

Personally appeared the above named  
Milton E. Richter and June  
Richter, husband and wife  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

*John L. Davis*  
Before me,  
Notary Public for Oregon

My commission expires 7-19-78

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
23rd day of April, 1984,  
at 11:30 o'clock A.M., and recorded  
in book M84 on page 6680 or as  
file/reel number 35847,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Pam Smith* Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Frank A. Succo*  
2112 Dawn Drive  
Klamath Falls, Or. 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Cal  
4.00