

KNOW ALL MEN BY THESE PRESENTS, That

FRANK A. SUCCO AND BEVERLY P. SUCCO,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT A. WOLDT AND GLADYS WOLDT, husband and wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$ 15,000.00

However, the actual consideration consists of or includes other property by 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 15th day of June, 19 89; 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.

Frank A. Succo

Beverly P. Succo

STATE OF OREGON,)
County of Klamath) ss.
June 15, 19 89

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)

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

FRANK A. SUCCO & BEVERLY P. SUCCO
2112 Dawn Drive
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

ROBERT A. WOLDT & GLADYS WOLDT
3007 Raymond Street
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

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 _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED

FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

A parcel of land lying in the NW1/4 of the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 1, First Addition to Valley View, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence South 26 degrees 34' 18" East 144.64 feet to a 1/2 inch iron pin; said point being the Southeasterly corner of that certain parcel described in Volume M85 at page 21297, Microfilm Records of Klamath County, Oregon, said point also being the true point of beginning for this description; thence continuing South 26 degrees 34' 18" East 9.85 feet to a 5/8 inch iron pin; thence South 54 degrees 56' 30" East 86.33 feet to a 5/8 inch iron pin; thence North 73 degrees 50' 20" East 145.61 feet to a 5/8 inch iron pin; thence North 73 degrees 49' East 124.82 feet, more or less to the West line of Patterson Street; thence Northerly following said West line of Patterson Street 105 feet; thence South 87 degrees 46' 00" West parallel with the South line of Hilyard Avenue right of way (unconstructed) 325 feet more or less to a point on the East line of that a certain parcel described in Volume M85, page 21297, Microfilm Records of Klamath County, Oregon; thence South along said East line to the point of beginning.

Tax Account No: 41-3909 012BB 00100 (portion of)

RESERVING UNTO THE GRANTOR, their Heirs, Successors and assigns a 10 foot irrigation easement from the Enterprise Irrigation District Canal to the North line of the above described property. The centerline of said easement is to run parallel with Patterson Street and be approximately 110 feet West of the West right of way line of Patterson Street.

ALSO IT IS AGREED BY THE GRANTOR AND GRANTEE THAT THE ABOVE DESCRIBED PARCEL BE RESTRICTED AGAINST THE PLACEMENT OR USE OF A MOBILE HOME, WITHOUT THE WRITTEN CONSET OF ALL ADJOINING PROPERTY OWNERS.

X RAW X GMW X JCS BPS

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day of June A.D., 19 89 at 3:12 o'clock PM., and duly recorded in Vol. M89 of Mortgages on Page 10791.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline M. Miller