

75646

02-04-94P03:36 RCVD

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TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:
MARIA E. JAHNKE
WOLFGANG JAHNKE
1025 S. 6th St.
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

VIRGIL E. SUCCO, who acquired title as V.E. SUCCO; FRANK A. SUCCO AND G.E. PETERSON ALL AS TENANTS IN COMMON hereinafter called GRANTOR(S), convey(s) to MARIA E. JAHNKE AND WOLFGANG JAHNKE, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH HEREIN.....

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$89,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of FEBRUARY, 1994.

By Frank A. Succo
VIRGIL E. SUCCO, BY FRANK A. SUCCO
AS HIS ATTORNEY IN FACT
By Frank A. Succo
G.E. PETERSON, BY FRANK A. SUCCO
AS HIS ATTORNEY IN FACT

Frank A. Succo
FRANK A. SUCCO

STATE OF OREGON, County of KLAMATH)ss.
February 3, 1994

Personally appeared the above named FRANK A. SUCCO AS ATTORNEY IN FACT FOR VIRGIL E. SUCCO AND G.E. PETERSON AND FRANK A. SUCCO, INDIVIDUALLY and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: *Gene Johnson*
Notary Public for OREGON
My Commission Expires: 9/28/94

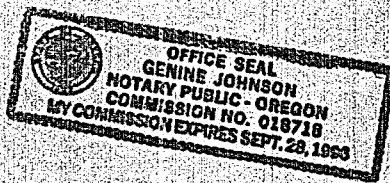


EXHIBIT "A"

A tract of land situate in the W 1/2 of the SE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the Southeast corner of said W 1/2 of SE 1/4; thence North 0 degrees 27' West 77.7 feet; thence North 46 degrees 07' West 226 feet to an iron pin on the Northerly right of way line of the Enterprise Irrigation District Canal the true point of beginning; thence Northwesterly along the Northerly and Easterly right of way line of said Enterprise Irrigation Canals, North 46 degrees 07' West 103.7 feet; thence North 17 degrees 46' West 455.3 feet; thence North 8 degrees 00' East 235.0 feet; thence North 19 degrees 11' West 145.83 feet; thence North 68 degrees 31' East 58.40 feet to a fence; thence along said fence, South 8 degrees 33' 40" East 594.27 feet; thence North 82 degrees 39' East 64.6 feet; thence South 13 degrees 33' 30" East 165.21 feet; thence South 47 degrees 11' 40" East 94.00 feet; thence South 43 degrees 00' West 133.00 feet, more or less to the point of beginning.

CODE 43MAP 3909-1DC TL 300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co
of Feb A.D. 19 94 at 3:36 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 4148

FEE \$35.00

Evelyn Biehn County Clerk

By Carol M. Millard