

MTC 37477KR

MAR -1 11:38  
WARRANTY DEED

FRANK A. SUCCO and BEVERLY P. SUCCO, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to  
AUSTIN J. HONG and GLENDA J. WILSON, with the rights of survivorship,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 83, PLEASANT HOME TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON. EXCEPTING THEREFROM THE EAST 110 FEET. TOGETHER WITH A 1971  
HILLCREST MOBILE HOME, OREGON LICENSE #X42610 WHICH IS SITUATE ON THE  
REAL PROPERTY DESCRIBED HEREIN.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 55,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 7642, KLAMATH FALLS, OR 97602

Dated this 29th day of February, 1996.

Frank A. Succo  
FRANK A. SUCCO

Beverly P. Succo  
BEVERLY P. SUCCO

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGONCOUNTY OF KLAMATHSS. February 29 19 96

Personally appeared the above named \_\_\_\_\_

FRANK A. SUCCO and BEVERLY P. SUCCOand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99STATE OF OREGON.  
County of Klamath ss.

Filed for record at request of:

Mountain Title Companyon this 1st day of March A.D. 19 96  
at 11:38 o'clock AM and duly recorded  
in Vol. M96 of Deeds Page 5727

Bernetha G Letsch County Clerk

By Christy Russell

Fee, \$30.00

Deputy.

Return to:  
AUSTIN J. HONG  
P.O. BOX 7642  
KLAMATH FALLS, OR 97602