

22228

96 JUL 29 P3:43

WARRANTY DEED

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MTC 38884LW

FRANK A. SUCCO and BEVERLY P. SUCCO, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN O. EPPLER,

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:

The East one-half of Lots 5 and 6 in Block 66 of LAKEVIEW ADDITION to the
City of Klamath Falls, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 714 Lytton St. Klamath Falls, OR 97601

Dated this 29th day of July, 1996

Frank A. Succo
FRANK A. SUCCO

Beverly P. Succo
BEVERLY P. SUCCO

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath SS July 29 19 96

Personally appeared the above named _____

FRANK A. SUCCO and BEVERLY P. SUCCO

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

ESCROW NO. MT38884-LW

Return to:

JOHN O. EPPLER

714 Lytton St.
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath SS

Filed for record at request of:

AmeriTitle

on this 29th day of July A.D. 19 96
at 3:43 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 22878

Bernetha G Letsch, County Clerk

By Cheryl Russell
Deputy.

Fee, \$30.00