

54526

MTC 44053-KR
WARRANTY DEED

Vol. 1798 Page 7987

FRANK A. SUCCO and BEVERLY P. SUCCO, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RONALD E. HENDERSON and CHRISTINE Y. HENDERSON, as tenants by the entirety,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4000 Mack Avenue, Klamath Falls, OR 97603

Dated this 10th day of March, 19 98

Frank A. Succo
FRANK A. SUCCO

Beverly P. Succo
BEVERLY P. SUCCO

STATE OF OREGON
COUNTY OF KLANATH

SS. March 10 19 98

Personally appeared the above named

FRANK A. SUCCO & 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

ESCROW NO. MT44053-KR

Return to:

RONALD E. HENDERSON

4000 Mack Ave

Klamath Falls, OR 97603

35
MAR 11 2:30

EXHIBIT "A"
LEGAL DESCRIPTION

7988

A tract of land more particularly described as follows:

Beginning at a point which lies North 1 degree 14' West a distance of 495.8 feet and South 89 degrees 26' West a distance of 430.0 feet, from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 89 degrees 26' West, a distance of 100 feet to an iron pin; thence North 1 degree 14' West a distance of 144.5 feet to an iron pin; thence North 89 degrees 26' East, a distance of 100 feet to an iron pin; thence South 1 degree 14' East, a distance of 144.5 feet more or less, to the point of beginning, more or less in the N1/2 of N1/2 of S1/2 of SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of March A.D., 19 98 at 3:30 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 7987

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose