

NA

54572

WARRANTY DEED - SURVIVORSHIP

Vol 198 Page 8054

C-11

KNOW ALL MEN BY THESE PRESENTS, That EDWARD J. SUKACZ, TRUSTOR & ALMA C. SUKACZ, TRUSTOR OF THE SUKACZ FAMILY TRUST, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDWARD J. SUKACZ & ALMA C. SUKACZ, Husband & Wife Tenants by the entirety,

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, to-wit:

Lot 1, Block 3 in Wagon Trail Acreages No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO EASEMENTS for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One and reservation shown on said plat as follows: "...that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas, and common areas shall remain in Brooks Resources Corporation, to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Plan may provide."

FURTHER SUBJECT TO Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded August 30, 1972, in Volume M72, page 9766, Deed Records of Klamath County Oregon, as amended by instruments recorded January 3, 1977, in Volume M77 page 207 and 210, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the 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 \$..... None  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

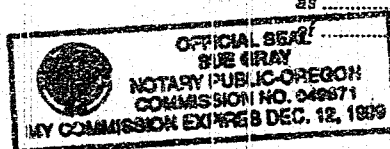
IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of February 1998; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Edward J. Sukacz Trustor  
 Edward J. Sukacz, Trustor  
 Alma C. Sukacz Trustor  
 Alma C. Sukacz, Trustor

STATE OF OREGON, County of Deschutes, ss.  
 This instrument was acknowledged before me on February 14, 1998,  
 by Edward J. Sukacz and Alma C. Sukacz

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_,  
 as \_\_\_\_\_



Sue Gray  
 Notary Public for Oregon  
 My commission expires 12/12/99

STATE OF OREGON, } ss.  
 County of Klamath }

I certify that the within instrument was received for record on the 12th day of March, 1998, at 10:17 o'clock A.M., and recorded in book/reel/volume No. M98 on page 8054 and/or as fee/file/instrument/microfilm/reception No. 54572, Record of Deeds of said County.

Witness my hand and seal of County affixed.  
 Bernetha G. Letsch, County Clerk  
 By Katherine R. Rasmussen, Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Fee: \$30.00

Grantor's Name and Address  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Grantor's Name and Address  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 After recording return to (Name, Address, Zip):  
 Edward J. Sukacz  
 153357 Agakamogahane  
 La Rime OR 97739  
 Until requested otherwise send all tax statements to (Name, Address, Zip):  
 Sam A. Rasmussen

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