

1999 DEC 29 PM 3:45

MT49880-MG
WARRANTY DEED

Vol. M99 Page 51135

CATHY KING,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM C. NASH AND LOIS DIAN NASH, TRUSTEES OF THE WILLIAM C. AND LOIS DIAN
NASH TRUST,

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:

Parcel 1 of Land Partition 14-97, being a portion of a tract of land
situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South,
Range 9 East of the Willamette Meridian, Klamath County, Oregon

ACCT# 3909-010AA-00800

KEY# 540169

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 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1990 Ginger Lane Klamath Falls OR 97601

Dated this 22 day of December 1999

CATHY KING

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 22, 1999 by CATHY
KING.



Marion Grantham
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49880-MG

Return to:

TRUSTEES OF THE WILLIAM C. AND LOIS DIAN NASH TRUST
1990 Ginger Lane
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 12/29/99, at 3:45 p.m.
In Vol. M99 Page 51135
Linda Smith,
County Clerk Fee \$ 30.00

32510

ASAC 88637

Vol. m88 Page 17598

THIS INDENTURE between Rudolph C. Perez and Kathy L. Perez H&W
hereinafter called the first party, and Frank L. Sacco and Beverly P. Sacco H&W
hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to the lien of a mortgage or trust deed recorded in the mortgage records of the county hereinafter named, in book/reel/ volume No. 1488 at page 11004 thereof or as fee/file/instrument/microfilm/reception No. (state which), reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$18,891.30, the same being now in default and said mortgage or trust deed being now subject to immediate foreclosure, and whereas the first party, being unable to pay the same, has requested the second party to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party, his heirs, successors and assigns, all of the following described real property situated in _____ County, State of _____ to-wit:

Ex Lots 5 and 6 Block 65 Lakerview Addition to Klamath Falls
"aka" 616 Lytton St.

***THIS DOCUMENT IS BEING RE-RECORDED TO INCLUDE THE RECORDING VOLUME AND PAGE
NUMBER OF THE TRUST DEED***

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain-
ing:

CONTINUED ON REVERSE SIDE

Rudolph G. Perez and Kathy L. Perez
616 Lytton St.
Manath Falls, OR 97601

BIRMINGHAM NAME AND ADDRESS

Frank A. Succo and Beverly P. Succo
2112 Dawn Drive
Klamath Falls, OR 97603

ISSUANCE NAME AND ADDRESS

Also recording returns to:

Frank A. Succo and Beverly P. Succo
2112 Dawn Drive
Klamath Falls, OR 97603

NAME ADDRESS ZIP

What is changed is requested: all the statements shall be sent to the interviewing authorities.

Frank A. and Beverly P. Suggs
2112 Dawn Dr.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____ } 33

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded
in book/roll/volume No. _____ on
page _____ or as fee/folio/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ NAME TITLE Deputy

25
26
27
28
29

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OFFICE

 $15^{\circ} N + 20^{\circ} NS$

TO HAVE AND TO HOLD the same unto said second party, his heirs, successors and assigns forever.

And the first party, for himself and his heirs and legal representatives, does covenant to and with the second party, his heirs, successors and assigns, that the first party is lawfully seized in fee simple of said property, free and clear of incumbrances except said mortgage or trust deed and further except

that the first party will warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, other than the liens above expressly excepted; that this deed is intended as a conveyance, absolute in legal effect as well as in form, of the title to said premises to the second party and all redemption rights which the first party may have therein, and not as a mortgage, trust deed or security of any kind; that possession of said premises hereby is surrendered and delivered to said second party; that in executing this deed the first party is not acting under any misapprehension as to the effect thereof or under any duress, undue influence, or misrepresentation by the second party, or second party's representatives, agents or attorneys; that this deed is not given as a preference over other creditors of the first party and that at this time there is no person, co-partnership or corporation, other than the second party, interested in said premises directly or indirectly, in any manner whatsoever, except as aforesaid.

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 ~~part of the~~ consideration (indicate which).
 the whole

In construing this instrument, it is understood and agreed that the first party as well as the second party may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural; that the singular pronoun means and includes the plural, the masculine, the feminine and the neuter and that, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the first party above named has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto, by order of its Board of Directors.

Dated Oct 17, 1988

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.

[Signature]
Betty Perez

(If the signer of this above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

The foregoing instrument was acknowledged before me this 17th day of October, 1988, by

Betty Perez and
 Betty Perez

[Signature]
 Notary Public for Oregon

(SEAL)

My commission expires: 3-22-89

ORS 194.570

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

19, by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

(If executed by a corporation, affix corporate seal)

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 92.013.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day of Oct. A.D. 1988 at 3:26 o'clock P.M. and duly recorded in Vol. M88 of Deeds on Page 17598

FEE \$13.00

Evelyn Biehn County Clerk

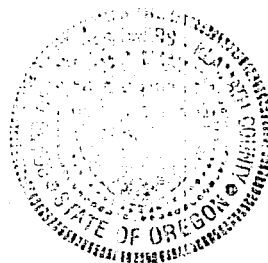
By *[Signature]*

51138

STATE OF OREGON)
County of KLAMATH)
I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 12-23-99
LINDA SMITH, Klamath County Clerk

By: Carmel Russell Deputy



State of Oregon, County of Klamath
Recorded 12/29/99, at 3:45pm.

In Vol. M99 Page 51136

Linda Smith.

County Clerk RR Fee \$ 15.00
20.45

Unofficial Copy