

1999 DEC 29 PM 3:45

WTC 49977-MG  
WARRANTY DEED

Vol. M99 Page 51139

FRANK A. SUCCO and BEVERLY P. SUCCO, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: CARLOS GUZMAN and LAURA GUZMAN, 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:

The Easterly 55 feet of Lots 5 and 6 in Block 65 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

ACCT# 3809 029BA 07000

KEY# 185819

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: 616 LYTTON STREET, KLAMATH FALLS, OR 97601

Dated this 23 day of December 1999

Frank A. Succo  
FRANK A. SUCCO

Beverly P. Succo  
BEVERLY P. SUCCO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 23, 1999 by FRANK A. SUCCO AND BEVERLY P. SUCCO.



Marion Grant Ham  
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT49977-MG

Return to:

CARLOS GUZMAN  
616 LYTTON STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 12/29/99, at 3:45 p.m.  
In Vol. M99 Page 51139  
Linda Smith,  
County Clerk Fees 30<sup>00</sup>