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MT51357-KR
WARRANTY DEED

Vol MQQ Page 23677

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

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
ACCT# 3909-2AC-7100 KEY# 513402

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 125,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2511 BLY STREET, KLAMATH FALLS, OR 97601

Dated this 27th day of June, 2000

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 June 27, 2000 by FRANK
A. SUCCO AND BEVERLY P. SUCCO.

Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT51357-KR

Return to:
GREG D. TEMPLE
2511 BLY STREET
KLAMATH FALLS, OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

Beginning on the North line of the Dalles-California Highway at a point thereon distant 76 feet East of the intersection of the East line of the lane running North and South through the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the said North line of said Dalles-California Highway; thence East along said North line of Highway 76 feet; thence North and parallel with said lane 189.4 feet; thence West and parallel with said Highway 76 feet; thence South and parallel with said lane 189.4 feet, to the place of beginning, being a portion of the SW1/4 NE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that parcel deeded to State of Oregon by and through its State Highway Commission, under Warranty Deed from Larry Baraboo and Deannie Baraboo, husband and wife, dated March 6, 1964 in Deed Volume 351, page 659, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 06/28/00, at 3:23 p. m.
In Vol. M00 Page 23677
Linda Smith,
County Clerk Fee \$ 26⁰⁰