

2001 JAN -4 AM 11:17

mtc 52683-TM
WARRANTY DEED

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

KATE MARQUEZ,

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:

Lot 12 in Block 31 of HOT SPRINGS 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# 3809-029AD-01300

KEY# 215412

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 78,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2034 FREMONT STREET, KLAMATH FALLS, OR 97601

Dated this 3rd day of January 2001.

Frank Albert Succo

FRANK ALBERT SUCCO

Beverly P. Succo

BEVERLY P. SUCCO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 3, 2001 by FRANK
ALBERT SUCCO AND BEVERLY P. SUCCO.



Kristil Redd
(Notary Public for Oregon)

Commission expires 11/18/2003

ESCROW NO. MT52683-TM

Return to:

KATE MARQUEZ
2034 FREMONT STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 01/04/01, at 11:17 a.m.
In Vol. M01 Page 369
Linda Smith,
County Clerk Fee \$ 21.00