

'01 MAY 16 AM 11:14

mtc 53592-LW
WARRANTY DEED

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FRANK A. SUCCO AND BEVERLY P. SUCCO, WHO ACQUIRED TITLE AS BEVERLY A. SUCCO AS TENANTS IN COMMON.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

CORY C. DAVIS and JODY L. DAVIS, husband and wife,

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

3809-035DD-03000-000

450728

M-085016

38186

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:

"TOGETHER WITH A 1969 PARKWOOD MOBILE HOME, PLATE #X85016, VIN #DBOT260FBTS1126 WHICH IS SITUATED ON THE SUBJECT PROPERTY."

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: 5715 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 14 day of May, 2001.

Frank A. Succo

FRANK A. SUCCO

Beverly P. Succo

BEVERLY P. SUCCO
BPS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 14, 2001 by FRANK A. SUCCO AND BEVERLY P. SUCCO.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT53592-LW

Return to:

CORY C. DAVIS
5715 SHASTA WAY
KLAMATH FALLS, OR 97603



EXHIBIT "A"
LEGAL DESCRIPTION

The Westerly 70 feet of the following described property: Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is also the center line of Shasta Way, a distance of 180.5 feet and North 0 degrees 11' East a distance of 30 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence; continuing North 0 degrees 11' East parallel to the East line of said Section 35 a distance of 263.2 feet to an iron pin; thence West parallel to the South line of said Section 35 a distance of 150.5 feet to an iron pin, which is on the West line of TRACT 68 OF FAIR ACRES SUBDIVISION NO. 1; thence South 0 degrees 11' West along the West line of said TRACT 68 and parallel to the East line of Section 35 a distance of 263.2 feet to an iron pin which is on the North right of way line of Shasta Way 30 feet Northerly from the South line of said Section 35; thence East along the North right of way line of Shasta Way, parallel to the South line of Section 35 a distance of 150.5 feet, more or less, to the point of beginning, said tract being in TRACT 68 OF FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon in the SE1/4 of SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 05/16/01, at 11:14 a.m.
In Vol. M01 Page 22563
Linda Smith,
County Clerk Fee \$ 26⁰⁰