



NTT- 62904 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
SUSIE BAXTER

State of Oregon, County of Klamath  
Recorded 10/01/03 3:14 p m  
Vol M03 Pg 73481  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
The following address:

SUSIE BAXTER  
P.O. Box 437  
Keno, OR 97627

Escrow No. MT62904-KR

### WARRANTY DEED

FRANK A. SUCCO and BEVERLY P. SUCCO, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to SUSIE BAXTER, 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 4 in Block 1 of HOMELAND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission in deed recorded June 25, 1964 in Volume 354, page 123, Deed Records of Klamath County, Oregon.

Tax Account No.: 3909-001CB-01600-000 Key No.: 508249

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$170,000.00.

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.

Dated this 1st day of October, 2003.

Frank A. Succo  
FRANK A. SUCCO  
BY: Beverly P. Succo His attny. in fact  
BEVERLY P. SUCCO, HIS ATTORNEY-IN-FACT

Beverly P. Succo  
BEVERLY P. SUCCO



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct. 1, 2003 by BEVERLY P. SUCCO for herself and as attorney-in-fact for FRANK A. SUCCO.

Kristil Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

21.00