



00170402201500056520020028

06/02/2015 10:34:22 AM

Fee: \$47.00

After recording, return to:
 SCOTT C. SCHULTZ
 Attorney at Law
 969 Willagillespie Road
 Eugene, OR 97401

Until a change is requested,
 mail all tax statements to:
 NO CHANGE

WARRANTY DEED

BEVERLY P. SUCCO, "Grantor", hereby conveys and warrants to BEVERLY P. SUCCO, JANET KAY NORTH, and PETER JAY SUCCO, Trustees, or their successors in trust, under the BEVERLY P. SUCCO LIVING TRUST, dated April 3, 2015, and any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: 3010 Patterson Street, Klamath Falls, Oregon 97603

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-

Dated this 20th day of May, 2015.

Beverly P. Succo
 BEVERLY P. SUCCO

State of Oregon)
) ss.
 County of Lane)

This instrument was acknowledged before me on the 20th day of May, 2015, by BEVERLY P. SUCCO.



Donna Jean Delorme
 Notary Public for Oregon

EXHIBIT "A"

A parcel of land lying in the NW 1/4 NW 1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 1, FIRST ADDITION TO VALLEY VIEW; thence South 26° 34' 18" East 154.49 feet to a 5/8 inch iron pin; thence South 54° 56' 30" East 86.33 feet to a 5/8 inch iron pin; thence North 73° 50' 20" East 145.61 feet to a 5/8 inch iron pin; thence North 73° 49' East 124.82 feet, more or less, to the West line of Patterson Street; thence Northerly following said West line to the South line of Hilyard Avenue right of way (unconstructed); thence South 87° 46' 00" West along said Southerly line to a point that is 87° 46' 00" East 196.73 feet from the Northeast corner of Lot 1, Block 3, Valley View; thence South 22° 28' 02" East 107.31 feet to a 1/2 inch iron pin; thence South 51° 26' 27" East 78.20 feet to a 1/2 inch iron pin; thence South 89° 49' 30" East 454.40 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Enterprise Canal.

ALSO EXCEPTING: That portion recorded on Volume M85 Page 21297 Microfilm Records of Klamath County dated the 31st Day of December 1985.

ALSO EXCEPTING: That portion recorded on Volume M89 Page 10791 Microfilm Records of Klamath County dated the 16th day of June 1989.