



00170403201500056530020025

06/02/2015 10:35:19 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, "Grantee", the following real property, free of encumbrances except for matters of public record:

SEE EXHIBIT "A" ATTACHED HERETO

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"

PARCEL 1:

LOT 9 IN BLOCK 6 OF TRACT NO. 1063, THIRD ADDITION TO VALLEY VIEW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Commonly known as: 3212 Sunshine Place, Klamath Falls, Oregon 97603

PARCEL 2:

Parcel 1 of Land Partition 39-95 being Lot 12 of PLEASANT HOME TRACTS situated in the SE 1/4, NW 1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Commonly known as: 4835 Cottage Street, Klamath Falls, Oregon 97603

PARCEL 3:

LOT 83, PLEASANT HOME, TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THREE OF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THERE FROM THE EAST 110 FEET.

Commonly known as: 5641 Cottage Street, Klamath Falls, Oregon 97603