

Returned at Counter  
Beverly Succo

2017-003666  
Klamath County, Oregon



04/07/2017 09:29:18 AM

Fee: \$47.00

After recording, return to:  
HERMINIA CARRIERO  
4781 Shasta Way  
Klamath Falls, OR 97603

Until a change is requested,  
mail all tax statements to:  
HERMINIA CARRIERO  
4781 Shasta Way  
Klamath Falls, OR 97603

### WARRANTY DEED

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, "Grantors", hereby convey and warrant to HERMINIA CARRIERO, "Grantor" the following real property, free of encumbrances except for matters of public record:

**The Southerly 97 feet of Tracts 31 and 32 of LEWIS TRACTS, Klamath County, Oregon.**

Commonly known as: 4781 Shasta Way, Klamath Falls, Oregon 97603

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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.

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THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$37,000.00

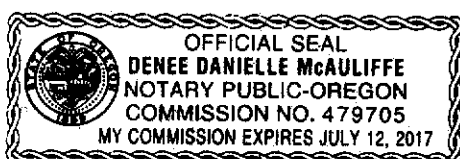
Dated this 7 day of April, 2017.

Beverly P. Succo, Trustee  
BEVERLY P. SUCCO, Trustee

State of Oregon )

County of Klamath ) ss.

This instrument was acknowledged before me on the 7th day of April, 2017, by BEVERLY SUCCO, Trustee of the BEVERLY P. SUCCO LIVING TRUST, dated April 3, 2015.



Denée Danielle McAuliffe  
Notary Public for Oregon

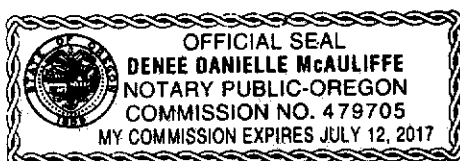
Dated this 7 day of April, 2017.

Janet Kay North, Trustee  
JANET KAY NORTH, Trustee

State of Oregon )

County of Klamath ) ss.

This instrument was acknowledged before me on the 7<sup>th</sup> day of April, 2017, by JANET KAY NORTH, Trustee of the BEVERLY P. SUCCO LIVING TRUST, dated April 3, 2015.



Denee McAuliffe  
Notary Public for Oregon

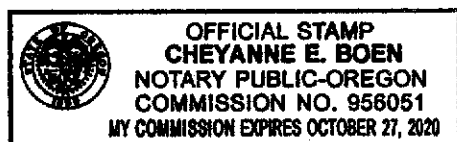
Dated this 3 day of April, 2017.

Peter Jay Succo, Trustee  
PETER JAY SUCCO, Trustee

State of Oregon )

County of Jackson ) ss.

This instrument was acknowledged before me on the 3<sup>rd</sup> day of April, 2017, by PETER JAY SUCCO, Trustee of the BEVERLY P. SUCCO LIVING TRUST, dated April 3, 2015.



Cheyenne E Boen  
Notary Public for Oregon