

168

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That  
CRAIG, husband and wife

RONALD SHELTON CRAIG AND WENDY MAUREEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL N. POETSCH  
AND FRANCES M. POETSCH, husband and wife, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and  
assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
taining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 7 in Block 9 of TRACT 1003, known as THIRD ADDITION TO MOYINA, according  
to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Account NO. 141 3809 036DB 01600  
Key No. 453262

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
is lawfully seized in fee simple and the above granted premises, free from all encumbrances  
except those of record and apparent to the land

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 paid for this transfer, stated in terms of dollars, is \$ 89,000.00

However, the actual consideration on this instrument is the property or value given or promised which is the whole  
part of the consideration. (indicate which). (The sentence between the symbols, if not applicable, should be deleted.  
See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of May, 19 89;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

Ronald Sheldon Craig who  
took title as

Ronald Shelton Craig

STATE OF OREGON,  
County of Klamath ss.  
May 10, 19 89

Wendy Maureen Craig  
STATE OF OREGON, County of Klamath ss.  
May 10, 19 89

Personally appeared \_\_\_\_\_ and

Personally appeared the above named \_\_\_\_\_  
Ronald Shelton Craig and  
Wendy Maureen Craig

\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their \_\_\_\_\_ voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate  
seal of said corporation and that said instrument was signed and sealed  
in behalf of said corporation by authority of its board of directors; and  
each of them acknowledged said instrument to be its voluntary act and  
deed.

Before me:

(OFFICIAL  
SEAL)

Before me:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 7-6-90

Notary Public for Oregon  
My commission expires:

Ronald S. & Wendy M. Craig

3056 Seckel  
Medford, OR 97504

GRANTOR'S NAME AND ADDRESS

Paul N. & Frances M. Poetsch

1232 Hilton Dr.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn.  
540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was  
received for record on the 15th  
day of May, 19 89,  
at 12:29 o'clock P.M., and recorded  
in book M89 on page 8309 or as  
file/reel number 168,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. Leach Deputy

Fee \$8.00