

MTC 37723

## WARRANTY DEED

ROBERT D. CRAIG and ANITA J. CRAIG, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
CRAIG A. HESS and PAMELA M. HESS, husband and wife,  
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 3 in Block 2 of WAGON TRAIL AGREAGES NUMBER TWO, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, 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.

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.

The true and actual consideration for this conveyance is \$ 33,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 19350 SW MURPHY ST, ALOHA, OR 97007

Dated this 1st day of April, 1996

Robert D. Craig  
ROBERT D. CRAIG

Anita J. Craig  
ANITA J. CRAIG

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 1 19 96  
COUNTY OF Columbia

Personally appeared the above named Robert D. CRAIG  
and Anita J. CRAIG

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Denise M. Palm-Ylen  
Notary Public for OREGON

My commission expires 6-5-96

ESCROW NO. SR-15301VR

Return to:

CRAIG A. HESS  
19350 SW MURPHY ST  
ALOHA, OR 97007

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

AmeriTitle

on this 8th day of April A.D. 19 96  
at 11:45 o'clock A.M. and duly recorded  
in Vol. M96 of Deeds Page 9770

Bernetha G Letsch, County Clerk

By

Cheryl L. Litsch  
Deputy.

Fee, \$30.00