

76972

WARRANTY DEED

Vol. 399 Page 10656

CRAIG R. TURNER and CARRIE M. TURNER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARCUS L. COSTELLO and ELIZABETH E. COSTELLO, 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 8, Block 7, HILLSIDE ADDITION to the City of Klamath Falls, 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 \$ 134,500.00

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

Dated this 23rd day of MARCH, 1999

Craig R. Turner
CRAIG R. TURNER

Carrie M. Turner
CARRIE M. TURNER

STATE OF North CarolinaCOUNTY OF RandolphSS. March 23 19 99

Personally appeared the above named

Craig R. Turner andCarrie M. Turnerand acknowledged the foregoing instrument to be their voluntary act

Before me:

Richard C. Coney
Notary Public for Randolph Co N.C.
My commission expires July 21 1999

ESCROW NO. MT47442-PS

Return to:
MARCUS L. COSTELLOSTATE OF OREGON,
County of Klamath

Filed for record at request of:

the 26th day of March, A.D. 1999
at 11:15 o'clock A. M. and duly recorded
in Vol. M99 of Deeds on Page 10656

Linda Smith, County Clerk

By Kathleen Rose, Deputy

Fee, \$30.000

JUN 26 AM 11:15

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