

04 JUN 24 PM 3:35



MTL-65274 MS

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State of Oregon, County of Klamath
Recorded 06/24/2004 3:35 p m
Vol M04 Pg 40892
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

THIS SPACE RESERVED FC

After recording return to:

Jason D. Crane

1200 Pacific Terrace

Klamath Falls, OR 97601

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

Jason D. Crane

1200 Pacific Terrace

Klamath Falls, OR 97601

Escrow No. MT65274-MS

STATUTORY WARRANTY DEED

Craig S. Bienz and Kristin A. Bienz, as tenants by the entirety, Grantor(s) hereby convey and warrant to Jason D. Crane, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 6 and the Southerly 5.5 feet of Lot 5 in Block 33 of HOT SPRINGS 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.

Tax Account No: 3809-028BB-06700-000

Key No: 188077

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$175,000.00.**

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.

Dated this 23rd day of June 2004

Craig S. Bienz
Craig S. Bienz

Kristin A. Bienz
Kristin A. Bienz

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/23 2004 by CRAIG S. BIENZ and KRISTIN A. BIENZ.

Mary Ann A. Smith
(Notary Public for Oregon)

My commission expires 12/20/04



2/00 am