

Fidelity National Title # 60222502942
1010601
AMERITITLE

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

2921 Crescent Ave., Ste 110
Eugene, OR 97408

2025-007279

Klamath County, Oregon

08/18/2025 02:06:02 PM

Fee: \$97.00

GRANTOR'S NAME:

Hookie, LLC, an Oregon Limited Liability
Company

GRANTEE'S NAME:

Travis Craig and Keila Craig

AFTER RECORDING RETURN TO:

Order No.: 60222502942-SW

Travis Craig and Keila Craig
37734 Wallace Creek Road
Springfield, OR 97478

SEND TAX STATEMENTS TO:

Travis Craig and Keila Craig
37734 Wallace Creek Road
Springfield, OR 97478

APN/Parcel ID(s): 167045
Tax/Map ID(s): 2607-001D0-08200
123641 Surveyor Road, Crescent Lake, OR
97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Hookie, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Travis Craig and Keila Craig, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$435,000.00). (See ORS 93.030). "Consideration is paid to an Accommodator pursuant to IRC 1031"

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, 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 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/13/25

Hookie, LLC, an Oregon Limited Liability Company

BY: [Signature]
Dustin Hooker, Member

BY: [Signature]
Heather Lynn Hooker, Member

State of Oregon
County of Clackamas

This instrument was acknowledged before me on August 13 2025 by Dustin Hooker and Heather Lynn Hooker, as Members of Hookie, LLC, an Oregon Limited Liability Company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/22/28

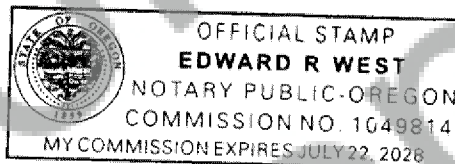


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 44, Block 3, Tract 1122, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
Copy