



46501

K-512495

Vol. M97 Page 32884

97 OCT -6 P2:57

STATUTORY WARRANTY DEED

A.R. BREITENSTEIN AND ELLEN E. BREITENSTEIN, TRUSTEES OF THE
BREITENSTEIN LOVING TRUSTconveys and warrants to KEVIN L. CRAIN AND WILLIAM J. CRAIN, NOT AS TENANTS IN COMMON BUT Grantor,
WITH FULL RIGHTS OF SURVIVORSHIP Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 4 IN BLOCK 42 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

*AKA Arthur R. Breitenstein

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.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 consideration for this conveyance is \$ 59,500.00 (Here comply with the requirements of ORS 93.030)Dated this 3 day of October 1997A.R. Breitenstein Tr
A.R. BREITENSTEIN, TRUSTEE
aka Arthur R. BreitensteinEllen E. Breitenstein Jr
ELLEN E. BREITENSTEIN, TRUSTEEA.R. BreitensteinEllen E. BreitensteinSTATE OF OREGON
County of KLAMATH } ss.BE IT REMEMBERED, That on this 3 day of October 1997, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
A.R. BREITENSTEIN AND ELLEN E. BREITENSTEIN, TRUSTEESknown to me to be the identical individual s described in and who executed the within instrument and acknowledged to
me that THEY executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.Susan Marie Campbell
Notary Public for Oregon.
My Commission expires MARCH 1, 1997Title Order No. K512495Escrow No. K512495

After recording return to:

KEVIN L. CRAIN316 PACIFIC TERRACEKLAMATH FALLS, OR 97601

Name, Address, Zip

Until a charge is requested all tax statement shall be sent
to the following address.KEVIN L. CRAIN316 PACIFIC TERRACEKLAMATH FALLS, OR 97601

Name, Address, Zip

STATE OF OREGON

County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 6th day of October A.D. 1997
at 2:57 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 32884

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.