



After recording return to:
Kevin Crain and Robbi Crain
6033 Breitenstein Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Kevin Crain and Robbi Crain
6033 Breitenstein Lane
Klamath Falls, OR 97601

File No.: 7021-554354 (DMC)
Date: April 01, 2005

State of Oregon, County of Klamath
Recorded 04/14/2005 12:06 p. m
Vol M05 Pg 25931-32
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

A. R. Breitenstein and Ellen Breitenstein, Trustees or their successors in Trust under the Breitenstein Loving Trust, dated October 16, 1990, Grantor, conveys and warrants to **Kevin Crain and Robbi Crain**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Parcel 2 of Land Partition 31-93 situated in the NE1/4 SE1/4 and the SE1/4 NE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$130,640.00**. (Here comply with requirements of ORS 93.030)

20F,

APN: 874417

Statutory Warranty Deed
- continuedFile No.: 7021-554354 (DMC)
Date: 04/01/2005Dated this 9 day of April, 2005.A. R. Breitenstein and Ellen Breitenstein,
Trustees or their successors in Trust under
the Breitenstein Loving TrustA. R. Breitenstein, Trustee

A.R. Breitenstein, Trustee

Ellen Breitenstein, Trustee

Ellen Breitenstein, Trustee

STATE OF Oregon)
)ss.
County of Klamath)This instrument was acknowledged before me on this 9 day of April, 2005
by as of A. R. Breitenstein and Ellen Breitenstein, Trustees or their successors in Trust under the
Breitenstein Loving Trust, on behalf of the .Dori CrainDori Crain
Notary Public for Oregon
My commission expires: November 7, 2005