



After recording return to:
Crain Investment Corporation
800 South 5th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Crain Investment Corporation
800 South 5th Street
Klamath Falls, OR 97601

File No.: 7021-648707 (DMC)
Date: September 09, 2005

M05-63939

Klamath County, Oregon

09/09/2005 03:38:49 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Wayne M. O'Brien and Patricia I. O'Brien as tenants by the entirety, Grantor, conveys and warrants to **Crain Investment Corporation**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 2 in Block 3, Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

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Dated this 9 day of September, 2005.

Wayne M. O'Brien
Wayne M. O'Brien

Patricia I. O'Brien
Patricia I. O'Brien

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 9 day of September, 2005
by **Wayne M. O'Brien and Patricia I. O'Brien.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005