

M06-01106

Klamath County, Oregon

01/19/2006 11:41:18 AM

Pages 1 Fee: \$21.00

After Recording Return to:

JOEL BRAIN and LAURIE BRAIN

*3403 Agency (1510)  
Chico, CA 97624*

Until a change is requested all tax statements

Shall be sent to the following address:

JOEL BRAIN and LAURIE BRAIN

Same as Above

# WARRANTY DEED

(INDIVIDUAL)

RAYMOND G. RICHART ST AND TEDDIE L. RICHART TRUSTEES OF THE RICHART FAMILY TRUST, herein called grantor, convey(s) to JOEL BRAIN and LAURIE BRAIN, HUSBAND AND WIFE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 21, Block 42, Tract No. 1184, OREGON SHORES UNIT #2 FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-018AA TL 06300 KEY #241535

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$13,800.00.

(here comply with the requirements of ORS 93.930)

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 1-11-06.

RICHART FAMILY TRUST

*Raymond G. Richart Sr.* *Teddie L. Richart*  
RAYMOND G. RICHART SR, TRUSTEE/INDIVIDUAL TEDDIE L. RICHART, TRUSTEE/INDIVIDUAL

*CALIFORNIA, County of Los Angeles*  
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On JANUARY 11, 2006 personally appeared the above named RAYMOND G. RICHART SR AND TEDDIE L. RICHART and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:

Before me:

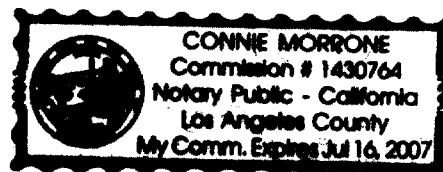
Notary Public for ~~Oregon~~ *CALIFORNIA*

My commission expires: *JUNY 16, 2007*

Official Seal



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062791



*621\**