



After recording return to:
Hector P. Abarca
P. O. Box 226
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
Hector P. Abarca
P. O. Box 226
Keno, OR 97627

File No.: 7021-765962 (DMC)
Date: February 27, 2006

M06-04737

Klamath County, Oregon

03/16/2006 12:21:33 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Crain Investment Corporation, Grantor, conveys and warrants to **Hector P. Abarca, a married man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7, Block 2 of First Addition to Winema Gardens, 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. 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.

The true consideration for this conveyance is **\$240,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

26. F

APN: R505714

Statutory Warranty Deed
- continued

File No.: 7021-765962 (DMC)
Date: 02/27/2006

Dated this 10 day of March, 2006.

Crain Investment Corporation

William J. Crain pres
By: William J. Crain, President

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10 day of March, 2006
by William J. Crain as President of Crain Investment Corporation, on behalf of the Crain Investment Corporation.



[Signature]
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009