

2008-009383

Klamath County, Oregon



00048857200800093830010016

06/26/2008 01:46:22 PM

Fee: \$21.00

After Recording Return to:

COLIN R. LYON

34935 Oregon Shore Drive

Chiloquin, Or. 97624

Until a change is requested all tax statements

Shall be sent to the following address:

COLIN R. LYON

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 65725MS

BRAIN BUILDING INC., herein called grantor, convey(s) to COLIN R. LYON, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 21, Block 42, Tract 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 TL06300 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 \$249,900.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated [June 25, 2008].

BRAIN BUILDING INC.

BY: JOEL BRAIN, PRESIDENT

BY: LAURIE BRAIN, SECRETARY

STATE OF OREGON, County of Klamath) ss.

On June 25, 2008 personally appeared the above named JOEL BRAIN AND LAURIE BRAIN AS PRESIDENT AND SECRETARY OF BRAIN BUILDING INC. and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65725MS

Before me:

Notary Public for Oregon

My commission expires: [3/10/09]

Official Seal

