FORM No. 432—WARRANTY DEED. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967/50 **43129** Vol M92 Page 7205

KNOW ALL MEN BY THESE PRESENTS, That JAMES S. ZBINDEN and ROBERT L. ZBINDEN,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE J. SMITH and DELORES M. SMITH, husband and wife, and DAVID R. SPORRER and MARY LOU SPORRER, husband and wife,

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath *and State of Oregon, described as follows, to-wit:*

Beginning at the brass cap monument marking the Northwest corner of Section 6 Township 29 S.R. 8 E.W.M., Klamath County, Oregon; thence South 89°48'54" East along the North line of said section to a 5/8 inch iron pin on the Westerly right of way line of the Dalles-California Highway; thence South 17°09'01" West along said Westerly right of way line a distance of 1393.89 feet, more or less, to a 5/8 inch iron pin on the South line of Lot 4 of said Section; thence North 89°13'11" West along the South line of said Lot 4 a distance of 958.16 feet, more or less, to the Southwest corner thereof; thence North 00°09'15" East along the West line of said Lot 4 a distance of 1323.27 feet, more or less, to the point of beginning, being a portion of Lot 4 Section 6 Township 29 S.R. 8 E.W.M.

SUBJECT TO: Access restrictions, including the terms and provisions thereof, as conveyed by John Zbinden, a widower, to State of Oregon, by and through its State Highway Commission, by deed dated April 27,1946, recorded May 6, 1946, Deed Vol. 188, page 385, and by deed dated March 16,1962, recorded 4/3/62, Deed Vol. 336, page 419, records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except as stated above

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 17,500.00 *①However, the actual consideration consists of or includes other property or value given or promised which is* part of the the whole *consideration (indicate which).①*

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 21st *day of* April, *19* 71.

James S. Zbinden

Robert L. Zbinden

STATE OF OREGON, County of Klamath *) ss.* April 21, *19* 71

Personally appeared the above named JAMES S. ZBINDEN ~~and ROBERT L. ZBINDEN~~

and acknowledged the foregoing instrument to be his *voluntary act and deed.*

Before me: Dolores Down

Notary Public for Oregon

My commission expires 1-22-73

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF WASHINGTON)
) ss.
County of Kittitas)

April 14, 1971

Personally appeared the above named ROBERT L. ZBINDEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Hence H. M. Jones

NOTARY PUBLIC FOR WASHINGTON

My Commission Expires: 1-7-72

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 6th day of April A.D., 19 92 at 3:50 o'clock P. M., and duly recorded in Vol. M92, of Deeds on Page 7205.

Evelyn Biehn · County Clerk

By Pauline Muellendore

FEE $30.00

Return: David Sporrer
79 Washington, K.Falls, Or.97601