3609 HIGHWAY 39

KLAMATH FALLS OR 97603

'96 JUL 26 A11:51 WARRANTY DEED

Vol. male Page 22666

MTC 38400KR JAMES S. ZBINDEN & DORIS C. ZBINDEN, husband and wife, Grantor(s) hereby grant, bargain, sell and convey to: HANK ALBERTSON.

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

PARCEL 1: All that portion of the S1/2 SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals.

PARCEL 2: The NEI/4 NW1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals. .

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said 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.

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 and actual consideration for this conveyance is pursuant to an IRC

1031 exchange on behalf of Grantor and/or Grantee.
Until a change is requested, all tax statements shall be sent to Grantee at the following address:
Dated this /84 day of _July , 1996.
OFFICIAL SEAL KRISTI L. REDD NOTARY PUBLIC - OREGON COMMISSION NO. 043516 MY COMMISSION ETRES NOV. 16, 1899 AUTOMATICAL SEAL JAMES S. ZBINDEN DORIS C. ZBINDEN DORIS C. ZBINDEN
NOTARY ACKNOWLEDGEMENT
STATE OF OREGON SS: July /6 19 96
COUNTY OF KLAMATH
Personally appeared the above named
JAMES S. ZBINDEN and DORIS C. ZBINDEN
and acknowledged the foregoing instrument to be their voluntary act.
Heffre me: Held
Notary Public for <u>Oregon</u>
My commission expires $11/16/99$
(seal)
ESCROW NO. MT38606-KR
Return to: HANK ALBERTSON

INCREASE FOR THE REPORT OF

STATE OF OREGON: COUNTY OF KLAMATH:

AmeriTitle 26th _ the _ A.D., 19 96 at _ 11:51 o'clock __A_M., and duly recorded in Vol. _M96 Deeds on Page <u>22666</u> Bernetha G Letsch, County Clerk FEE \$35.00

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