



After recording return to:
James Zbinden
4461 Day Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James Zbinden
4461 Day Drive
Klamath Falls, OR 97603

File No.: 7021-230229 (SAC)
Date: August 27, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 08/29/2003 3135 P m
Vol M03 Pg 64227-28
Linda Smith, County Clerk
Fee \$ 262 # of Pgs 2

STATUTORY WARRANTY DEED

L. Arthur Groth and Susan E. Groth as tenants by the entirety, Grantor, conveys and warrants to **Jim Zbinden**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15 in Block 5 of Tract 1299 - Second Addition to Ferndale, 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. The **2003-2004** Taxes, a lien not yet payable.
2. 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.

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 consideration for this conveyance is **\$139,000.00**. (Here comply with requirements of ORS 93.030)

64228

APN: 879985

Statutory Warranty Deed
- continued

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L. Arthur Groth

L. Arthur Groth

Susan E. Groth

Susan E. Groth

STATE OF Oregon

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)ss.

County of Klamath

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This Instrument was acknowledged before me on this

20th day of *August*, 20*03*

by L. Arthur Groth and Susan E. Groth.

Stacy Collins

Notary Public for Oregon

My commission expires:

8-2-07

