



MTT-63298 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RUSSELL C. CARTER

104 N. 11th Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 02/20/2004 3:20 p m
Vol M04 Pg 9932-33
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

RUSSELL C. CARTER
104 N. 11th Street
Klamath Falls, OR 97601

Escrow No. MT63298-KR

STATUTORY WARRANTY DEED

NORTHWEST FARM CREDIT SERVICES, FLCA, a federally chartered corporation, Grantor(s) hereby convey and warrant to RUSSELL C. CARTER & JODY A. CARTER, husband and wife, as to an undivided 1/2 interest and RICHARD H. ZBINDEN & LOUISE E. GANONG, husband and wife, as to an undivided 1/2 interest, as tenants in common., Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

PARCEL 1

Lot 10 of Block 3 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-032AA-05100-000 Key No.: 413136

PARCEL 2

Lot 7 of Block 3 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-032AA-05300-000 Key No.: 413118

PARCEL 3

Lots 8 and 9 of Block 3 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-032AA-05200-000 Key No.: 413127

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$350,000.00.

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.

Handwritten signature

Dated this 20th day of February, 2004.

09933

NORTHWEST FARM CREDIT SERVICES, FLCA, a federally chartered corporation
BY: Steve Revis / AVP
Steve Revis, Branch Manager/Asst. Vice President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 20, 2004 by Steve Revis, Branch Manager/Assistant Vice President of NORTHWEST FARM CREDIT SERVICES, FLCA, a federally chartered corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

