



State of Oregon, County of Klamath  
 Recorded 04/29/2005 11:27 a.m.  
 Vol M05 Pg 30699-200  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:  
 Toby R. Flackus and Holly M. Flackus  
 4632 Lombard Drive  
 Klamath Falls, OR 97603

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Toby R. Flackus and Holly M. Flackus  
 4632 Lombard Drive  
 Klamath Falls, OR 97603

File No.: 7021-537656 (DMC)  
 Date: April 22, 2005

### STATUTORY WARRANTY DEED

**James Zbinden and Verna B. Gathard**, Grantor, conveys and warrants to **Toby R. Flackus and Holly M. Flackus**, 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. 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 **\$170,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 22 day of April, 2005.

20F

30700

APN: 879985

Statutory Warranty Deed  
- continued

File No.: 7021-537656 (DMC)  
Date: 04/22/2005

James Zbinden  
James Zbinden

Verna B. Gathard  
Verna B. Gathard

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 22 day of April, 2005  
by **James Zbinden and Verna B. Gathard.**

Dori Crain  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2005