



After recording return to:  
James S. Zbinden  
2730 Heritage Court  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
James S. Zbinden  
2730 Heritage Court  
Klamath Falls, OR 97601

File No.: 7021-537376 (SAC)  
Date: May 05, 2005

THIS SPACE R State of Oregon, County of Klamath  
Recorded 05/09/2005 3:53 p.m  
Vol M05 Pg 33508-09  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Sierra Developments LLC, an Oregon Limited Liability Company**, Grantor, conveys and warrants to **James S. Zbinden and Verna B. Gathard, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 30, Sierra Heights, Tract 1383, 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 **\$252,850.00**. (Here comply with requirements of ORS 93.030)

*AF*

33509

APN: 890328

Statutory Warranty Deed  
- continued

File No.: 7021-537376 (SAC)  
Date: 05/05/2005


Dated this 9 day of May, 2005.

Sierra Developments LLC, an Oregon Limited  
Liability Company

  
By: Michael Wilcher, President

STATE OF Oregon                   )  
  )ss.  
County of Klamath               )

This instrument was acknowledged before me on this 9 day of May, 2005  
by Michael Wilcher as President of Sierra Developments LLC, an Oregon Limited Liability Company, on  
behalf of the .

  
\_\_\_\_\_

Notary Public for Oregon  
My commission expires 8-2-07

