

2006-019728

Klamath County, Oregon



THIS SPA



09/29/2006 03:53:03 PM

Fee: \$31.00

After recording return to:

James S. Zbinden

2730 Heritage Court  
Klamath Falls, OR 97603

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

James S. Zbinden

Same as above

File No.: 7021-872959 (DMC)

Date: August 23, 2006

### STATUTORY WARRANTY DEED

**Edwin Keady and Loretta Keady who aquired title as Loretta Parker as tenants in common,** Grantor, conveys and warrants to **James Zbinden**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2006-2007** 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.

The true consideration for this conveyance is **\$495,000.00**. (Here comply with requirements of ORS 93.030)

31-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 28 day of September, 2006.

Edwin Keady  
Edwin Keady

Loretta Keady  
Loretta Keady

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28 day of September, 2006  
by **Edwin Keady and Loretta Keady**.



Dori Crain  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

APN: **R885018**

Statutory Warranty Deed  
- continued

File No.: **7021-872959 (DMC)**  
Date: **08/23/2006**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

PARCEL 1 OF LAND PARTITION 38-98, BEING A PARTITION OF PARCEL 1 OF LAND PARTITION 2-97, WHICH WAS A PARTITION OF PARCEL 1 OF LAND PARTITION 65-95, BEING A PORTION OF LOT 5, BLOCK 3, TRACT 1152, NORTH HILLS, LOCATED IN THE SE 1/4 NE 1/4 OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.