



After recording return to:  
James S. Zbinden  
2730 Heritage Ct  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
James S. Zbinden  
2730 Heritage Ct  
Klamath Falls, OR 97603

File No.: 7021-930480 (DMC)  
Date: November 08, 2006

2006-022572  
Klamath County, Oregon



11/13/2006 11:16:43 AM

Fee: \$31.00

THIS SPACE

### STATUTORY WARRANTY DEED

**David J. And Lisa D. Goodfellow**, Grantor, conveys and warrants to **James S. Zbinden and Verna B. Gathard as tenants in common, with rights of survivorship**, 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:**

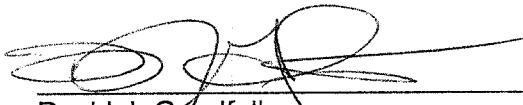
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$124,900.00**. (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 10 day of November, 2006.

  
\_\_\_\_\_  
David J. Goodfellow

  
\_\_\_\_\_  
Lisa D. Goodfellow

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of November, 2006  
by **David J. Goodfellow and Lisa D. Goodfellow.**



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

**EXHIBIT A**

**LEGAL DESCRIPTION:**

THE NORTHERLY 125 FEET OF LOT 12 OF BLOCK 28 OF HOT SPRINGS 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY LINE OF PORTLAND STREET AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 12, A DISTANCE OF 125 FEET; THENCE WESTERLY AND PARALLEL WITH PORTLAND STREET TO THE WESTERLY LINE OF SAID LOT 12; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID LOT 12; A DISTANCE OF 125 FEET TO THE SOUTHERLY LINE OF PORTLAND STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF PORTLAND STREET, TO THE PLACE OF BEGINNING.

Unofficial  
Copy