

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

2730 Heritage Court

Klamath Falls, OR 97603

File No.: 7021-936017 (DMC) Date: December 19, 2006

2006-025572 Klamath County, Oregon



12/29/2006 02:53:38 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Charles Mears and Lisa Mears, as tenants by the entirety, Grantor, conveys and warrants to **James S. Zbinden**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 1 in Block 2 of Shasta View Tracts, LESS the Easterly 75.0 feet thereof, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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 \$325,000.00. (Here comply with requirements of ORS 93.030)

26.- F

Statutory Warranty Deed - continued

File No.: 7021-936017 (DMC) Date: 12/19/2006

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.

Charles Mears STATE OF Oregon)ss. County of Klamath) This instrument was acknowledged before me on this 22 day of by Charles Mears and Lisa Mears. OFFICIAL SEAL NOTARY PUBLIC - OREGON COMMISSION NO. 409448 COMMISSION EXPIRES OCT. 16, 2010 Notary Public for Oregon

My commission expires: