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05/14/2010 03:44:35 PM

Fee: \$37.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Verna Gathard 2730 Heritage Court Klamath Falls, OR 97603
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-BARGAIN AND SALE DEED-

Jon A. Zbinden, as Personal Representative of the Estate of James S. Zbinden, Grantor, conveys to Verna B. Gathard, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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.

The true and actual consideration for this transfer is -0-.

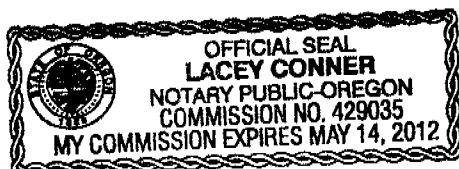
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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 4th day of May 2010.

Jon A. Zbinden, Personal
Representative of the Estate
of James S. Zbinden

STATE OF OREGON)
) ss.
County of Multnomah)

Personally appeared before me this 4th day of May 2010, the above-named Jon A. Zbinden, Personal Representative of the Estate of James S. Zbinden and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon
My Commission expires: May 14, 2012