

2011-003085

Klamath County, Oregon



00098338201100030850020029

03/03/2011 09:22:36 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Gary M. St. Louis  
1606 SE Glenwood Street  
Portland, Oregon 97202

UNTIL A CHANGE IS REQUESTED ALL  
TAX STATEMENTS SHALL BE SENT TO:

JON A. ZBINDEN  
P.O. Box 12169  
Portland, Oregon 97212-0169

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### STATUTORY BARGAIN AND SALE DEED

COURTNEY ZBINDEN and ADAM ZBINDEN, Grantor, conveys to ZBINDEN PROPERTIES, LLC, an Oregon limited liability company, Grantee, each as to their respective 23.18% interest held as a tenant in common in the following described real property, free of encumbrances except for matters of public record:

**PARCEL 1:**

All that portion of the S1/2 SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals

**PARCEL 2:**


The NE1/4 NW1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North and East of the Great Northern Railway Company right of way as existing upon the land, SAVE AND EXCEPTING THEREFROM all right of way for irrigation and drainage ditches and canals.

The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN

ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated: 2/28, 2011.

  
COURTNEY ZBINDEN

  
ADAM ZBINDEN

STATE OF New York )  
County of New York ) ss.

This instrument was acknowledged before me on February 8<sup>th</sup>, 2011, by  
COURTNEY ZBINDEN.


**BESTAR MUJAJ**

Notary Public, State of New York  
No. 011MUE172468  
Qualified in New York County  
Commission Expires on August 20, 2011

**BESTAR MUJAJ**

Notary Public, State of New York  
No. 011MUE172468

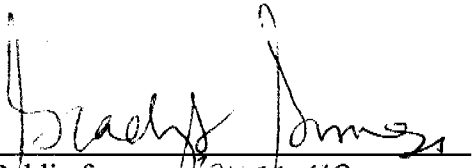
011

  
Notary Public for NEW YORK  
My Commission Expires: August 20, 2011

STATE OF Oregon )  
County of Multnomah ) ss.

This instrument was acknowledged before me on Feb 15, 2011, by  
ADAM ZBINDEN.



  
Notary Public for Oregon  
My Commission Expires: May 5, 2013