

2011-003086

Klamath County, Oregon



00098340201100030860020023

03/03/2011 09:26:30 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

STATUTORY BARGAIN AND SALE DEED

COURTNEY ZBINDEN and ADAM ZBINDEN, Grantors, convey to ZBINDEN PROPERTIES, LLC, an Oregon limited liability company, Grantee, each as to 25% interest to be held as tenants in common in the following described real property, free of encumbrances except for matters of public record:

PARCEL I:

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 SE1/4 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.

PARCEL II:

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: Easements and restrictions of record.

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
COURTNEY ZBINDEN

Adam Zbinden
ADAM ZBINDEN

STATE OF New York
County of New York } ss.

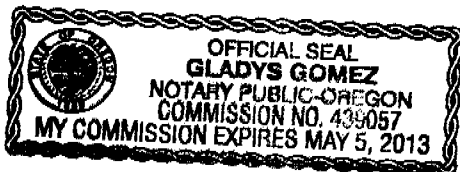
This instrument was acknowledged before me on February 28th, 2011, by COURTNEY ZBINDEN.

BESTAR MUJAJ
Notary Public, State of New York
No. 01MU6172958
Qualified in New York County
Commission Expires on August 20, 2011

[Signature]
Notary Public for New York
My Commission Expires: Aug 20, 2011

STATE OF Oregon
County of Multnomah } ss.

This instrument was acknowledged before me on Feb 11th, 2011, by ADAM ZBINDEN.



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