

2011-004388

Klamath County, Oregon

After Recording Return To:  
Michael R. Sandoval, P.C.  
522 SW Fifth Avenue  
Suite 1110  
Portland, OR. 97204



00099924201100043880020024

04/05/2011 09:39:08 AM

Fee: \$42.00

Until a change is requested,  
all tax statements shall be  
sent to:

Zbinden Properties, LLC  
817 NE Broadway  
Portland, OR. 97212

Tax Acct. Nos: \_\_\_\_\_

**BARGAIN AND SALE DEED**

FOR THE CONSIDERATION HEREINAFTER STATED, the undersigned, JON A. ZBINDEN and KELLI A. ZBINDEN (the "Grantors"), do hereby grant, bargain, sell, and convey unto ZBINDEN PROPERTIES, LLC (the "Grantee"), and unto Grantee's successors and assigns, all of Grantors' right title and interest in and to the real property situated in the County of Klamath, State of Oregon, having the respective addresses: **4606 South Side Expressway, Klamath Falls, Oregon**; and, **4828 South Side Expressway, Klamath Falls, Oregon**, and further described as follows:

**PARCEL 1:**

All that portion of the S 1/2 SW 1/4 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 NE 1/4 NW 1/4 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.

**Subject to:** easements, restrictions and encumbrances of record.

**[See prior Deed of Personal Representative, dated October 12, 2010,  
recorded October 18, 2010, as Instrument No. 2010-012235.]**

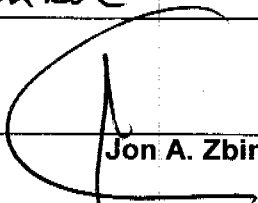
The true and actual consideration paid for this transfer, stated in terms of dollars is \$ -0-; this transfer is made to fund a limited liability company.

Grantors covenant that: Grantors are seized of an indefeasible estate, in fee simple, in the real property described above; Grantors have good right to convey the property; the property is free from encumbrances; and, Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors; provided, however, that the covenants in this paragraph are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S  
RIGHTS, IF ANY, UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS**

195.303 TO ORS 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 91.010 OR ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FORESTRY PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 AND ORS 195.301, AS WELL AS ORS 195.303 TO ORS 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the Grantors, have executed this instrument this 22<sup>nd</sup> day of December, 2010.


  
Jon A. Zbinden

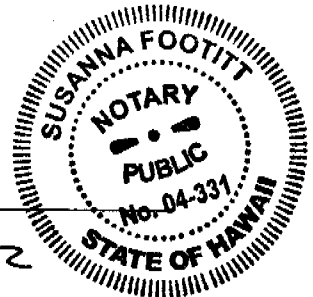
  
Kelli A. Zbinden

Hawaii  
STATE OF OREGON )  
maui ) ss.  
County of Multnomah )

ON THIS 22 day of December, 2010, before me appeared Jon A. Zbinden, who acknowledged that he executed the foregoing **Bargain and Sale Deed** for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

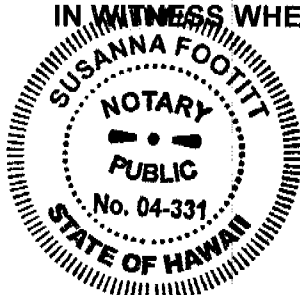
  
NOTARY PUBLIC FOR OREGON Hawaii  
My commission expires: June 27, 2012

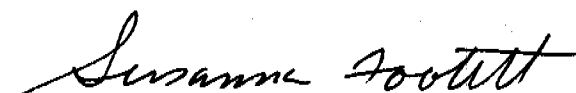


Hawaii  
STATE OF OREGON )  
maui ) ss.  
County of Multnomah )

ON THIS 22 day of December, 2010, before me appeared Kelli A. Zbinden, who acknowledged that she executed the foregoing **Bargain and Sale Deed** for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
NOTARY PUBLIC FOR OREGON Hawaii  
My commission expires: June 27, 2010