

1st 2195799 AF



After recording return to:
Ronald W Ketler and Julie A Ketler
21596 HWY 299 E
Canby, CA 96015

Until a change is requested all tax
statements shall be sent to the
following address:
Ronald W Ketler and Julie A Ketler
21596 HWY 299 E
Canby, CA 96015

File No.: 7021-2195799 (ALF)
Date: January 08, 2014

2014-001118

Klamath County, Oregon

02/07/2014 03:12:05 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Zbinden Properties LLC, Grantor, conveys and warrants to **Ronald W Ketler and Julie A Ketler, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

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 SE 1/4 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.

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 **\$308,000.00**. (Here comply with requirements of ORS 93.030)

1st 47-

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4th day of February, 2014.

Zbinden Properties LLC

By: Jon A Zbinden, Managing Member

STATE OF Oregon)
County of ~~Klamath~~ Multnomah) ss.

This instrument was acknowledged before me on this 4th day of February, 2014
by Jon A Zbinden as Managing Member of Zbinden Properties LLC, on behalf of the .

Dominique Keare

Notary Public for Oregon

My commission expires: 2017

