

**2023-001822**

**Klamath County, Oregon**



00312556202300018220020023

03/16/2023 11:40:26 AM

Fee: \$87.00

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:  
NO CHANGE.

=====

**STATUTORY BARGAIN AND SALE DEED**

ZBINDEN PROPERTIES, LLC, an Oregon limited liability company, 817 NE Broadway Street, Portland, Oregon 97212, Grantor, conveys to JON A. ZBINDEN and KELLI ZBINDEN, husband and wife, as to an undivided 38% interest as a tenant in common, ADAM ZBINDEN, 25126 62nd Avenue S, #KK207, Kent, Washington 98032, as to an undivided 31% interest as a tenant in common and to COURTNEY ZBINDEN, 8505 Gulana Avenue, #4308, Playa Del Rey, California 90293, as to an undivided 31% interest as a tenant in common, Grantees, the following described real property, free of encumbrances except for matters of public record:

**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.

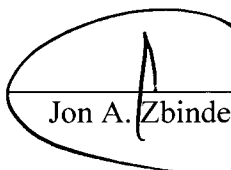
The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

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, 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.

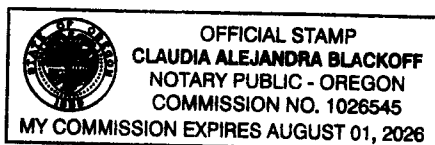
Dated: 02-15-2023.


ZBINDEN PROPERTIES, LLC

By:  \_\_\_\_\_  
Jon A. Zbinden, Manager

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

This instrument was acknowledged before me on February 15, 2023, by  
Jon A. Zbinden as Manager of Zbinden Properties, LLC, an Oregon limited liability company.



 \_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 08-01-2026