



After recording return to:
Michael Menefee and Marsha
Menefee

*3220 Snowy Butte Ln
Central Point OR 97502*

Until a change is requested all tax statements
shall be sent to the following address:
Michael Menefee and Marsha Menefee

Slime

File No.: 7021-632625 (SAC)
Date: July 29, 2005

State Of Oregon, County Of Klamath

M05-61615

08/10/2005 11:47:28 AM

Of Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Southview Properties LLC, Grantor, conveys and warrants to **Michael Menefee and Marsha Menefee as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 56 in Tract 1416, The Woodlands - Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable.
2. 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

20F

APN: R890955

Statutory Warranty Deed
- continued

File No.: 7021-632625 (SAC)
Date: 07/29/2005

Dated this 29 day of July, 2005.

Southview Properties LLC

Gregory P. Bessert
By: Gregory P. Bessert, Manager

STATE OF Oregon,
County of Clatsop ss.

This instrument was acknowledged before me on this 29 day of July, 2005
by Gregory P. Bessert as Manager of Southview Properties LLC, on behalf of the .

Stacy Collins
Notary Public for
My commission expires: 8/2/07

