



After recording return to:  
Michael Menefee and Marsha  
Menefee  
3220 Snowy Butte Lane  
Central Point, OR 97502

Until a change is requested all tax statements  
shall be sent to the following address:  
Michael Menefee and Marsha Menefee  
3220 Snowy Butte Lane  
Central Point, OR 97502

File No.: 7021-632649 (SAC)  
Date: July 21, 2005

State Of Oregon, County Of Klamath

M05-61617

08/10/2005 11:48:29 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 55 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*

File No.: **7021-632649 (SAC)**  
Date: **07/21/2005**