

M05-61733

08/11/2005 11:34:00 AM

Of Pages 2 Fee: \$26.00



After recording return to:
Tom Soyland
PO Box 1836
Klamath Falls, OR 97601

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

Tom Soyland
PO Box 1836
Klamath Falls, OR 97601

File No.: 7021-583360 (SAC)

Date: July 20, 2005

STATUTORY WARRANTY DEED

Southview Properties, LLC, Grantor, conveys and warrants to **Tom Soyland**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 35, Tract 1416, The Woodlands - Phase 1, according to the official plat thereof on file in the office of the County Clerk, 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)

Dated this 20 day of July, 2005.


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APN:

Statutory Warranty Deed
- continued

File No.: **7021-583360 (SAC)**
Date: **07/20/2005**

Southview Properties, LLC


By: Gergory P. Bessert, Manager of
Southview

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of July, 2006
by Gergory P. Bessert as Manager of Southview of Southview Properties, LLC on behalf of the .


Notary Public for Oregon
My commission expires: 8/2/07

