M05-64716
Klamath County, Oregon
09/20/2005 03:31:39 PM
Pages 2   Fee: $26.00

STATUTORY WARRANTY DEED

Southview Properties, LLC, Grantor, conveys and warrants to **Scott M. Nieman and Olena Nieman as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 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 **2005-2006** 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 **$224,223.00**. (Here comply with requirements of ORS 93.030)

26. F

Dated this ___19___ day of ___Sept.___, 20 __05__.

Southview Properties, LLC

By: Gregory P. Bessert, Manager

STATE OF   Oregon   )
)ss.
County of   Klamath   )

This instrument was acknowledged before me on this ___19___ day of ___Sept.___, 20 __05__
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .

_____

Notary Public for Oregon
My commission expires: ___8-2-07___

OFFICIAL SEAL
STACY COLLINS
NOTARY PUBLIC-OREGON
COMMISSION NO. 370824
MY COMMISSION EXPIRES AUGUST 2, 2007