



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

Same

File No.: 7021-632608 (SAC)
Date: July 21, 2005

M05-64891

Klamath County, Oregon

09/22/2005 03:10:16 PM

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 57 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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

APN: R890954

Statutory Warranty Deed
- continued

File No.: 7021-632608 (SAC)
Date: 07/21/2005

Dated this 29 day of July, 2006.

Southview Properties LLC

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

STATE OF _____)
County of _____)ss.
_____)

This instrument was acknowledged before me on this 29 day of July, 2006
by Gregory P. Bessert as Manager of Southview Properties LLC, on behalf of the _____.

Notary Public for _____
My commission expires: 4/20/07

