



After recording return to:

Milija Mitrovic and Danijela Mitrovic

*5140 Karch Ln.  
Klamath Falls, OR 97601*

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

Milija Mitrovic and Danijela Mitrovic

*same*

File No.: 7021-551571 (SAC)

Date: September 28, 2005

**M05-66194**

Klamath County, Oregon

10/11/2005 11:54:03 AM

Pages 2 Fee: \$26.00

## STATUTORY WARRANTY DEED

**Southview Properties, L.L.C.**, Grantor, conveys and warrants to **Milija Mitrovic and Danijela Mitrovic as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 10, 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 **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 **\$148,906.00**. (Here comply with requirements of ORS 93.030)

*26*

APN:

Statutory Warranty Deed  
- continued

File No.: **7021-551571 (SAC)**  
Date: **09/28/2005**

Dated this 11 day of Oct, 2005

Southview Properties, L.L.C.

Gregory P. Bessert  
By: Gregory P. Bessert

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 11 day of Oct, 2005  
by Gregory P. Bessert as of Southview Properties, L.L.C., on behalf of the .

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

