



After recording return to:
Kong N. Mbenkum
Lot 11, The Woodlands - Phase 1
Klamath Falls, OR 97601

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

Kong N. Mbenkum
Lot 11, The Woodlands - Phase 1
Klamath Falls, OR 97601

File No.: 7021-552388 (SAC)
Date: October 03, 2005

M05-66230

Klamath County, Oregon

10/11/2005 03:21:22 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Southview Properties, L.L.C., Grantor, conveys and warrants to **Kong N. Mbenkum**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11, 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 **\$171,379.00**. (Here comply with requirements of ORS 93.030)

Dated this 16 day of Oct, 2005.

26^F

File No.: **7021-552388 (SAC)**
Date: **10/03/2005**

By: Gregory P. Bessert

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

My commission expires:

