

M05-71210

Klamath County, Oregon

12/15/2005 03:46:40 PM

Pages 2 Fee: \$26.00



After recording return to:

Lawrence L. Lutz

*621 Elmlock
San Francisco CA
94080*

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

Lawrence L. Lutz

Same

File No.: 7021-591834 (SAC)

Date: December 12, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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

Lot 46, 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. 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 **\$135,305.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of Dec., 2005

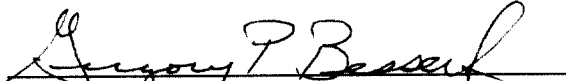
JP

APN:

Statutory Warranty Deed
- continued

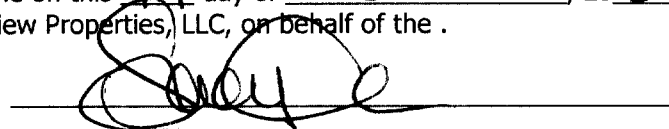
File No.: **7021-591834 (SAC)**
Date: **12/12/2005**

Southview Properties, LLC


By: Gergory P. Bessert, Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of Dec., 2005
by Gergory P. Bessert as Member of Southview Properties, LLC, on behalf of the .



Notary Public for Oregon
My commission expires:



