



After recording return to:  
Gloria J. Steiner  
5110 Larch Lane  
Klamath Falls, OR 97601

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

Gloria J. Steiner  
5110 Larch Lane  
Klamath Falls, OR 97601

File No.: 7021-568001 (SAC)  
Date: December 12, 2005

**M06-00081**

Klamath County, Oregon

01/03/2006 03:42:14 PM

Pages 2 Fee: \$26.00

## **STATUTORY WARRANTY DEED**

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

**Lot 13, 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. 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 **\$165,350.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of Dec, 20 05

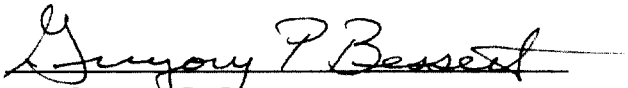
26F

APN: 891007

Statutory Warranty Deed  
- continued

File No.: 7021-568001 (SAC)  
Date: 12/12/2005

Southview Properties, LLC

  
By: Gregory P. Bessert

STATE OF Oregon )  
 )ss.  
County of Klamath )

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

  
Notary Public for Oregon

My commission expires: 8/2/07

