



After recording return to:
Anne Van Nuys
Po Box 128
MacDoel, CA 96058

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

File No.: 7021-562983 (SAC)
Date: December 12, 2005

M06-01217

Klamath County, Oregon

01/20/2006 03:19:05 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Southview Properties, LLC, Grantor, conveys and warrants to **Anne Van Nuys and Alfred C. Lutz, as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 36, 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 **\$135,300.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of Dec, 2005

26F

APN: 890987

Statutory Warranty Deed
- continued

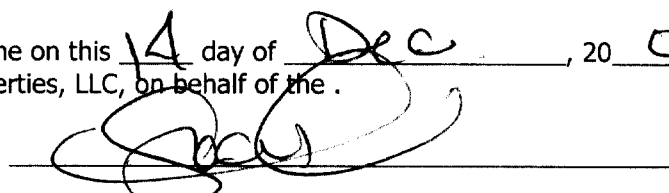
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Date: 12/12/2005

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

