



After recording return to:
Anna Monteleone
5122 Hickory Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Anna Monteleone
5122 Hickory Lane
Klamath Falls, OR 97601

File No.: 7021-582470 (SAC)
Date: January 25, 2006

M06-02974

Klamath County, Oregon

02/15/2006 11:31:24 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Southview Properties, LLC, Grantor, conveys and warrants to **Anna Monteleone and Michael T. Swangler, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 27, 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.

The true consideration for this conveyance is **\$155,854.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

RF

Dated this 30 day of Jan, 2006

Southview Properties, LLC

Gergory P. Bessert
By: Gergory P. Bessert, Managing
Member

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 30 day of Jan, 2006
by Gergory P. Bessert as Managing Member of Southview Properties, LLC, on behalf of the .

[Signature]

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

