



After recording return to:
Steven A. Siders
5104 Chestnut Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Steven A. Siders
5104 Chestnut Lane
Klamath Falls, OR 97601

File No.: 7021-560395 (SAC)
Date: February 06, 2006

M06-03371

Klamath County, Oregon

02/22/2006 03:41:55 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

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

Lot 43 of Tract 1416, THE WOODLANDS - Phase I, 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.

The true consideration for this conveyance is **\$213,999.32**. (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)).

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APN: 890975

Statutory Warranty Deed
- continued

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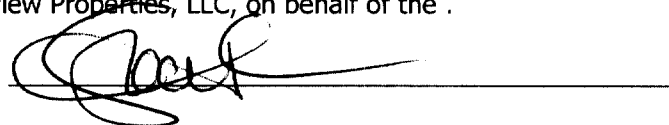
Dated this 8 day of Feb, 2006.

Southview Properties, LLC


By: Gregory P. Bessert, Manager

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 8 day of Feb, 2006
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .



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

