



After recording return to:  
Kenneth F. Taylor and Brenda S.  
Taylor  
5111 Larch Lane  
Klamath Falls,, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Kenneth F. Taylor and Brenda S.  
Taylor  
5111 Larch Lane  
Klamath Falls,, OR 97601

File No.: 7021-569634 (SAC)  
Date: February 17, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Southview Properties, LLC**, Grantor, conveys and warrants to **Kenneth F. Taylor and Brenda S. Taylor as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 21, Tract 1416, The Woodland, 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 **\$167,340.00**. (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)).

26

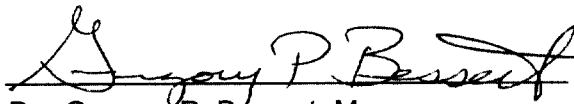
APN:

Statutory Warranty Deed  
- continued

File No.: **7021-569634 (SAC)**  
Date: **02/17/2006**

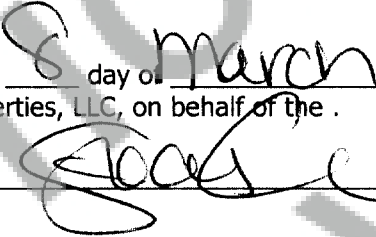
Dated this 8 day of March, 2006

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 March, 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

