

M06-07560

Klamath County, Oregon

04/18/2006 03:45:15 PM

Pages 2 Fee: \$26.00



After recording return to:
Richard Schuster and Jennifer
Schuster
1402 West Ridge Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Richard Schuster and Jennifer Schuster
1402 West Ridge Dr.
Klamath Falls, OR 97601

File No.: 7021-636057 (SAC)
Date: April 14, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Southview Properties, LLC, Grantor, conveys and warrants to **Richard Schuster and Jennifer Schuster, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in 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.

The true consideration for this conveyance is **\$230,169.00**. (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 ORS 197.352. THIS INSTRUMENT DOES 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 ORS 197.352.

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APN: **R891021**

Statutory Warranty Deed
- continued

File No.: **7021-636057 (SAC)**
Date: **04/14/2006**

Dated this 10 day of April, 2006

Southview Properties, LLC

Gregory P Bessert
By: Gregory P. Bessert, Manager

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of April, 2006
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .

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

