

M06-07810

Klamath County, Oregon

04/21/2006 11:53:13 AM

Pages 2 Fee: \$26.00



After recording return to:
Deborah G. Lawhorn
5154 Chestnut Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Deborah G. Lawhorn
5154 Chestnut Lane
Klamath Falls, OR 97601

File No.: 7021-650796 (SAC)
Date: March 28, 2006

THIS SPACE RESERVED FOR RECORDING USE

STATUTORY WARRANTY DEED

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

Lot 38 in 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 **\$174,015.00**. (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.

Dated this 31 day of March, 2006.

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APN: 890980

Statutory Warranty Deed
- continued

File No.: 7021-650796 (SAC)
Date: 03/28/2006

Southview Properties, LLC

Gregory P. Bessert
By: Gregory P. Bessert, Manager

STATE OF Washington)
~~Oregon~~)
County of Clark) ss.
~~Klamath~~)

This instrument was acknowledged before me on this 31st day of March, 2006
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .

Sharon K. Kirk

Notary Public for ~~Oregon~~ Washington
My commission expires: 11-20-08

