

**M06-08491**

Klamath County, Oregon

05/01/2006 03:37:23 PM

Pages 2 Fee: \$26.00



After recording return to:  
Tyler G. Congleton and Kelly M.  
Congleton  
5134 Chestnut Lane  
Klamath Falls,, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Tyler G. Congleton and Kelly M.  
Congleton  
5134 Chestnut Lane  
Klamath Falls,, OR 97601

File No.: 7021-571563 (SAC)

Date: April 27, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

## **STATUTORY WARRANTY DEED**

**Southview Properties, LLC**, Grantor, conveys and warrants to **Tyler Congleton and Kelly M. Congleton as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 40, 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 **\$195,990.00**. (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.

gf

APN: R890978

Statutory Warranty Deed  
- continued

File No.: 7021-571563 (SAC)  
Date: 04/27/2006

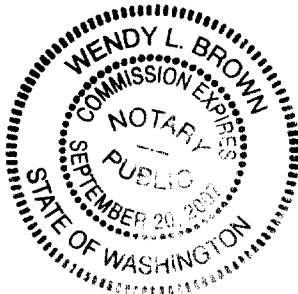
Dated this 28<sup>th</sup> day of April, 2006.

Southview Properties, LLC

Gregory P. Bessert  
By: Gregory P. Bessert, Manager of  
Southview Properties, L.L.C.

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

This instrument was acknowledged before me on this 28<sup>th</sup> day of April, 2006  
by Gregory P. Bessert as Manager of Southview Properties, L.L.C. of Southview Properties, LLC, on behalf  
of the .



Wendy L. Brown  
Notary Public for ~~Oregon~~ Washington  
My commission expires: 9-20-07