



After recording return to:

Nathan P. Rice

~~5096 Larch Lane~~ **PO Box 1178**

Klamath Falls, OR 97601

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

Nathan P. Rice

~~5096 Larch Lane~~ **PO Box 1178**

Klamath Falls, OR 97601

File No.: 7021-596645 (SAC)

Date: July 07, 2006

M06-14054

Klamath County, Oregon

07/12/2006 11:44:28 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Southview Properties, LLC, Grantor, conveys and warrants to **Nathan P. Rice**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The Taxes, a lien not yet payable.
2. 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.

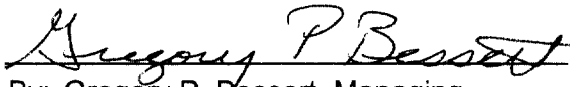
The true consideration for this conveyance is **\$163,475.00**. (Here comply with requirements of ORS 93.030)

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 7 day of July, 2006.

31-F

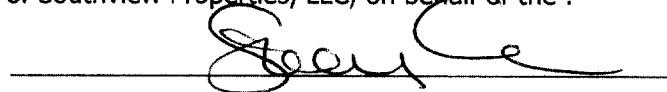
Southview Properties, LLC



By: Gregory P. Bessert, Managing
Member

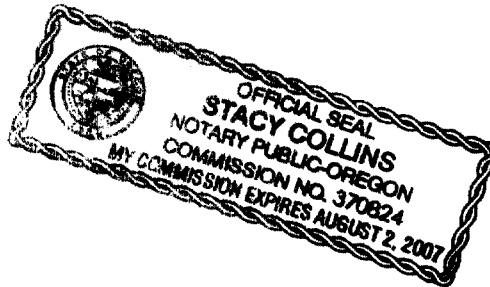
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of July, 2006
by Gregory P. Bessert as Managing Member of Southview Properties, LLC, on behalf of the .



Notary Public for Oregon
My commission expires:

8/20/07



APN: **R891004**

Statutory Warranty Deed
- continued

File No.: **7021-596645 (SAC)**
Date: **07/07/2006**

EXHIBIT A

LEGAL DESCRIPTION:

Lot 15 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.