



After recording return to:  
IPX 1031 on behalf of James & Kum  
Winter  
5142 Hickory Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
IPX 1031 on behalf of James & Kum  
Winter  
5142 Hickory Lane  
Klamath Falls, OR 97601  
File No.: 7021-644546 (SAC)  
Date: August 16, 2006

2006-017519  
Klamath County, Oregon

THIS



08/30/2006 03:45:36 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Southview Properties, LLC**, Grantor, conveys and warrants to **James A. Winter and Kum Hui Winter, as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 25 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.**

**Subject to:**

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 **\$217,910.00**. (Here comply with requirements of ORS 93.030)

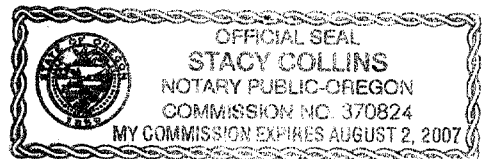
26-P

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 29 day of August, 2006

Southview Properties, LLC

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



STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 29 day of August, 2006  
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .

Stacy Collins

Notary Public for Oregon  
My commission expires:

8-2-07