



After recording return to:
John A. Carter and Suzuyo Carter
1509 Red Bud Dr
Klamath Falls,, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
John A. Carter and Suzuyo Carter
1509 Red Bud Dr
Klamath Falls,, OR 97601

File No.: 7021-551462 (SAC)
Date: September 13, 2006

2006-018841
Klamath County, Oregon



09/19/2006 03:45:33 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Southview Properties, L.L.C., Grantor, conveys and warrants to **John A. Carter and Suzuyo Carter as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 53, Tract 1416, The Woodlands - Phase 1, according to the official plat thereof on file in the office of the County Clerk, 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 **\$208,065.00**. (Here comply with requirements of ORS 93.030)

26-F

APN: **R890958**

Statutory Warranty Deed
- continued

File No.: **7021-551462 (SAC)**
Date: **09/13/2006**

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 14 day of SEP, 2000.

Southview Properties, L.L.C.

By: Gregory P. Bessert

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of April, 2016
by Gregory P. Bessert as of Southview Properties, L.L.C., on behalf of the .

Notary Public for Oregon
My commission expires: 7/1/2025

