

2006-019094  
Klamath County, Oregon



00004440200600190940020023

09/22/2006 11:58:07 AM

Fee: \$26.00



THIS SPA

After recording return to:  
Daniel M. Delaney  
5102 Hickory Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Daniel M. Delaney  
5102 Hickory Lane  
Klamath Falls, OR 97601

File No.: 7021-620234 (SAC)  
Date: September 14, 2006

### STATUTORY WARRANTY DEED

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

**Lot 29 in Tract 1416 of 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 **\$144,910.00**. (Here comply with requirements of ORS 93.030)

26-F

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 21<sup>st</sup> day of September, 2006.

Southview Properties, LLC

Gregory P Bessert  
By: Gregory P. Bessert, Manager

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

This instrument was acknowledged before me on this 24<sup>th</sup> day of Sept., 2006  
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .

Sharon K Kirk  
Notary Public for Oregon— WA.  
My commission expires: 11-20-2008

