

2006-020856  
Klamath County, Oregon



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10/17/2006 03:31:43 PM

Fee: \$26.00



After recording return to:  
Eugene J. Mankinen and Teresa  
Mankinen  
5153 Chestnut Lane  
Klamath Falls, OR 97601

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

Eugene J. Mankinen and Teresa  
Mankinen  
5153 Chestnut Lane  
Klamath Falls, OR 97601

File No.: 7021-862193 (SAC)

Date: October 12, 2006

THIS SI

### STATUTORY WARRANTY DEED

**Southview Properties, LLC**, Grantor, conveys and warrants to **Eugene J. Mankinen and Teresa Mankinen as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 45 in Tract 1416, THE WOODLANDS - PHASE I, 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 **\$198,867.00**. (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 10 day of Oct., 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 10 day of Oct, 2006  
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .

[Signature]  
Notary Public for Oregon  
My commission expires: 8-2-07

