

2007-002173

Klamath County, Oregon



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02/07/2007 03:25:33 PM

Fee: \$26.00



After recording return to:
Aaron J. James and Risa R. James
5158 Cherry Blossom Ln
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Aaron J. James and Risa R. James
5158 Cherry Blossom Ln
Klamath Falls, OR 97601

File No.: 7021-849891 (SAC)
Date: January 29, 2007

THIS SPACE

STATUTORY WARRANTY DEED

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

LOT 94, TRACT 1437 - THE WOODLANDS PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Subject to:

1. 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 **\$280,987.00**. (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, 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 1 day of February, 2007.

Southview Properties, LLC

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

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of Feb, 2007
by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the .
[Signature]

Notary Public for Oregon
My commission expires: 8/2007

