

2007-010088

Klamath County, Oregon



THIS SPAC



06/05/2007 02:50:39 PM

Fee: \$26.00

After recording return to:
James Garcia and Mary Garcia
1274 West Ridge Rd
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
James Garcia and Mary Garcia
1274 West Ridge Rd
Klamath Falls, OR 97601

File No.: 7021-899779 (SAC)
Date: March 26, 2007

STATUTORY WARRANTY DEED

Southview Properties, LLC, Grantor, conveys and warrants to **James S Garcia and Mary H Garcia, Husband and Wife, As Joint Tenants**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 107, TRACT 1437- THE WOODLANDS PHS 2, ACCORDING TO THE OFFICIAL PLAT THERE ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 **\$205,876.00**. (Here comply with requirements of ORS 93.030)

5-26

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 28 day of March, 2007

Southview Properties

Gregory P Bessert
By: Gregory P. Bessert, Manager

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28th day of March, 2007
by Gregory P. Bessert as Manager of Southview Properties, on behalf of the.



Sarah Kness
Notary Public for Oregon

My commission expires: 10/16/2010