

2007-011994

Klamath County, Oregon



After recording return to:
Joseph R. Gambino
5139 Cherry Blossom Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Joseph R. Gambino
5139 Cherry Blossom Lane
Klamath Falls, OR 97601

File No.: 7021-1024490 (SAC)
Date: June 27, 2007

THIS SPACE



00026265200700119940020026

07/03/2007 03:00:48 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Southview Properties Development, LLC, Grantor, conveys and warrants to **Joseph R. Gambino and Tosha Scevers, not as tenants in common, but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 97 TRACT 1437-THE WOODLANDS PHASE 2, 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 **\$209,985.00**. (Here comply with requirements of ORS 93.030)

F-200

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 June, 2007.

Southview Properties, LLC

Gregory P Bessert
By: Gregory Bessert, Manager

STATE OF Oregon)
County of Klamath)ss.
)

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

[Signature]

Notary Public for Oregon

My commission expires: 8-20-07

