



After recording return to:  
James Garcia and Mary Garcia  
5119 Cherry Blossom Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
James Garcia and Mary Garcia  
5119 Cherry Blossom Lane  
Klamath Falls, OR 97601

File No.: 7021-977973 (SAC)  
Date: August 01, 2007

**2007-015050**  
**Klamath County, Oregon**



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08/24/2007 03:25:19 PM

Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Southview Properties Development, LLC**, Grantor, conveys and warrants to **James Garcia and Mary Garcia as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 99 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. 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 **\$211,585.00**. (Here comply with requirements of ORS 93.030)

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.

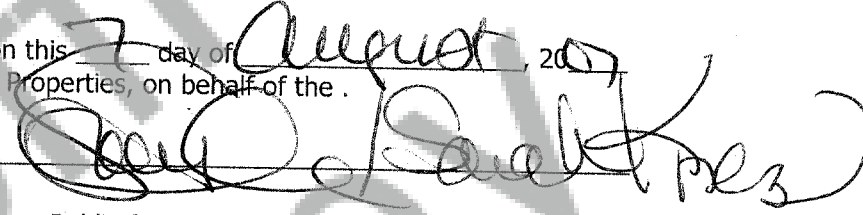
Dated this 7 day of August, 2007.

Southview Properties

  
By: Gregory P. Bessert, Manager

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 7 day of August, 2007,  
by Gregory P. Bessert as Manager of Southview Properties, on behalf of the .

  
Notary Public for Oregon  
My commission expires: 10/14/2010

