

2007-015397

Klamath County, Oregon



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08/30/2007 03:42:19 PM

Fee: \$26.00



After recording return to:  
Barbara A Bjerke  
5068 Cherry Blossom Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Barbara A Bjerke  
5068 Cherry Blossom Lane  
Klamath Falls, OR 97601

File No.: 7021-981384 (SAC)  
Date: August 16, 2007

THIS SPACE

### STATUTORY WARRANTY DEED

**Southview Properties LLC** who acquired title as **Southview Properties Development, LLC**, Grantor, conveys and warrants to **Barbara A Bjerke**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 87, 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 **2007-2008** 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 **\$194,644.00**. (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 20 day of August, 2007.

Southview Properties Development, LLC

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

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 20 day of August, 2007 by Gregory P. Bessert as Manager of Southview Properties Development, LLC, on behalf of the .



Sarah Kness  
Notary Public for Oregon  
My commission expires: 10/18/2010