

2007-018134

Klamath County, Oregon



00033650200700181340020021

10/19/2007 03:33:31 PM

Fee: \$26.00



After recording return to:  
Sarah M Callen  
1275 Honey Locust Dr.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Sarah M Callen  
1275 Honey Locust Dr.  
Klamath Falls, OR 97601

File No.: 7021-943492 (ALF)  
Date: September 18, 2007

THIS SPACE

### STATUTORY WARRANTY DEED

**Southview Properties LLC who acquired title as Southview Properties Development, LLC,** Grantor, conveys and warrants to **Sarah Callen and Terri Callen 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 85, 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 **\$240,650.00.** (Here comply with requirements of ORS 93.030)

F-26

APN: r892736

Statutory Warranty Deed  
- continued

File No.: 7021-943492 (SAC)  
Date: 09/18/2007

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 19<sup>th</sup> day of September, 2007

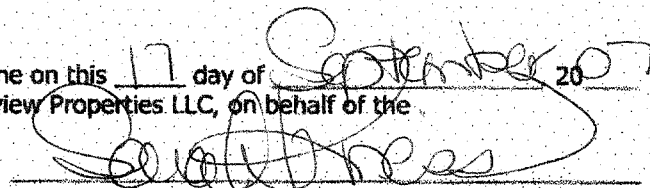
Southview Properties LLC

  
By: Gregory P. Bessert, Manager

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 17 day of September 2007  
by Gregory P. Bessert as Manager of Southview Properties LLC, on behalf of the



  
Notary Public for Oregon  
My commission expires: 10/16/2010