

2007-020889

Klamath County, Oregon



00036909200700208890020028

12/13/2007 10:54:59 AM

Fee: \$26.00



After recording return to:
Southview Properties, LLC
5075 Lyptus Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Southview Properties, LLC
5075 Lyptus Lane
Klamath Falls, OR 97601

File No.: 7021-1146048 (ALF)
Date: December 05, 2007

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Southview Properties Development LLC, Grantor, conveys and warrants to **Southview Properties LLC, an Oregon Liability Company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 80 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 **\$0.00**. (Here comply with requirements of ORS 93.030)

APN: R892712

Statutory Warranty Deed
- continued

File No.: 7021-1146048 (ALF)
Date: 12/05/2007

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 10 day of December, 2007.

Gregory P Bessert

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of December, 2007
by Gregory P. Bessert as of Southview Properties LLC, on behalf of the



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