

2008-001676

Klamath County, Oregon



00039819200800016760020024

02/08/2008 03:08:41 PM

Fee: \$26.00



After recording return to:
Ryan J. Pope
5129 Cherry Blossom Lane
Klamath Falls, OR 97601

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

Ryan J. Pope
5129 Cherry Blossom Lane
Klamath Falls, OR 97601

File No.: 7021-1166112 (DMC)
Date: January 30, 2008

THIS SPA

STATUTORY WARRANTY DEED

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

**LOT 98 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 **\$202,600.00**. (Here comply with requirements of ORS 93.030)

F26-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

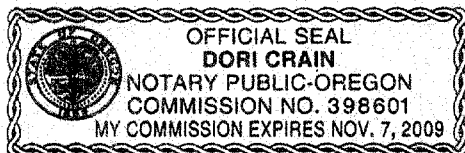
Dated this 6 day of February, 2008.

Southview Properties Development, LLC

Gregory P Bessert
By: Gregory Bessert, Manager

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 6 day of February, 2008
by Gregory Bessert as Manager of Southview Properties Development, LLC, on behalf of the LLC.



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Notary Public for Oregon
My commission expires: 11/7/09