

2008-002227

Klamath County, Oregon



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THIS S

02/21/2008 03:36:12 PM

Fee: \$26.00



After recording return to:
Allison Latham
5106 Lyptus Lane
Klamath Falls, OR 97601

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

Allison Latham
5106 Lyptus Lane
Klamath Falls, OR 97601

File No.: 7021-1175561 (ALF)

Date: February 12, 2008

STATUTORY WARRANTY DEED

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

LOT 68, TRACT 1437 - THE WOODLANDS PHASE 2, IN THE CITY OF KLAMATH FALLS, 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 **\$189,000.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R892687

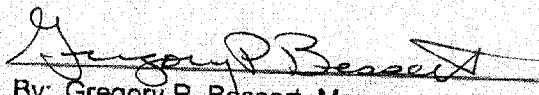
Statutory Warranty Deed
- continued

File No.: 7021-1175561 (ALF)
Date: 02/12/2008

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 13 day of February, 2008

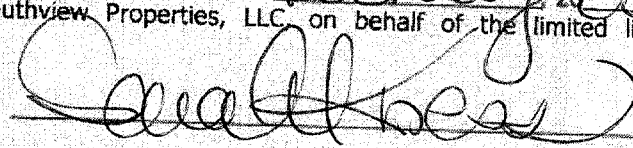
Southview Properties, LLC, a limited liability company


By: Gregory P. Bessert, Manager

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 13 day of February, 2008 by Gregory P. Bessert as Manager of Southview Properties, LLC, on behalf of the limited liability company.




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