

2009-010218

Klamath County, Oregon



00070187200900102180020022



After recording return to:
Sue Ann Kelso
5211 Aster Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Sue Ann Kelso
5211 Aster Lane
Klamath Falls, OR 97601

File No.: 7021-1421863 (DMC)
Date: July 23, 2009

THIS SPACE

07/28/2009 03:36:31 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

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

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 19 OF TRACT 1508 THE GARDENS PHASE 1, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 **\$208,000.00**. (Here comply with requirements of ORS 93.030)

FLW

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 23rd day of July, 2009.

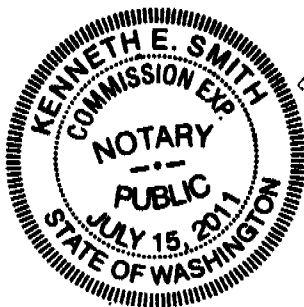
Southview Properties Development, LLC

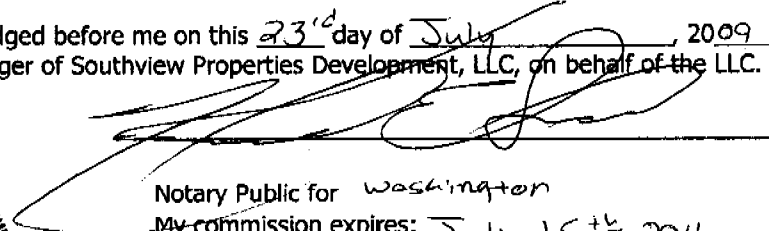


By: Gregory P. Bessert, Manager

STATE OF Washington)
)ss.
County of Clark)

This instrument was acknowledged before me on this 23rd day of July, 2009
by Gregory P. Bessert as Manager of Southview Properties Development, LLC, on behalf of the LLC.




Notary Public for Washington
My commission expires: July 15th 2011