

RECORDING REQUESTED BY:



5300 SW Meadows Rd. , Ste 100  
Lake Oswego, OR 97035

2023-003128

Klamath County, Oregon

04/26/2023 10:54:01 AM

Fee: \$97.00

GRANTOR'S NAME:

Karen L LaSalle, Trustee of the Karen L. LaSalle Trust who  
acquired title as Karen LaSalle, Trustee of the Karen L. LaSalle  
Trust

GRANTEE'S NAME:

Jose De Jesus Ramirez Santana

AFTER RECORDING RETURN TO:

Order No.: 472523000639-DB  
Jose De Jesus Ramirez Santana  
4951 Sue Dr.  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Jose De Jesus Ramirez Santana  
4951 Sue Dr.  
Klamath Falls, OR 97601

APN: 891157

NYA Fox Sparrow Drive, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Karen L LaSalle, Trustee of the Karen L. LaSalle Trust who acquired title as Karen LaSalle, Trustee of the  
Karen L. LaSalle Trust, Grantor, conveys and warrants to Jose De Jesus Ramirez Santana, Grantee, the  
following described real property, free and clear of encumbrances except as specifically set forth below, situated in  
the County of Klamath, State of Oregon:

Lot 1214, RUNNING Y RESORT, PHASE 13, TRACT 1429, according to the official plat thereof on file in  
the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-FIVE THOUSAND AND  
NO/100 DOLLARS (\$25,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,  
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND  
17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Amended # 581588 AM

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/21/2023

BY: Karen L. LaSalle  
Karen L LaSalle, Trustee of the Karen L. LaSalle Trust

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 4/21/2023 by Karen L LaSalle, Trustee of the Karen L. LaSalle Trust who acquired title as Karen LaSalle, Trustee of the Karen L. LaSalle Trust.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 6/23/26

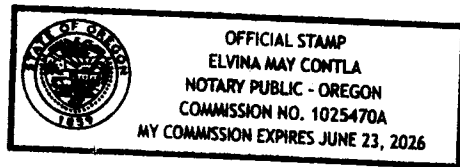


EXHIBIT A ENCUMBRANCES

Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing Fire Patrol

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol

The property lies within and is subject to the levies and assessments of the Running Y Resort Utility District.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Pacific Power & Light Company  
For: Right of Way

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: August 30, 1917  
Instrument No.: Volume 47, page 264, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: California Oregon Power Company  
Recorded: October 4, 1924  
Instrument No.: Volume 64, page 489, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: California Oregon Power Company  
Recorded: February 18, 1926  
Instrument No.: Volume 69, page 299, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: California Oregon Power Company  
Recorded: May 1, 1923  
Instrument No.: Volume 61, page 116  
And;  
Recorded: April 5, 1932  
Instrument No.: Volume 97, page 211, 213, 215, 217, 219, 221, 223, 225 and 227, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: California Oregon Power Company  
Recorded: December 26, 1939  
Instrument No.: Volume 126, page 192, Deed Records

Joint obligations with other lands in and to the premises set out as Parcel 2 of Tract B, including the terms and provisions thereof,  
Recorded: April 1, 1940  
Instrument No.: Volume 128, page 207, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: California Oregon Power Company  
Recorded: August 31, 1943  
Instrument No.: Volume 158, page 183 Deed Records  
Modified by agreement;  
Recorded: August 6, 1948  
Instrument No.: V223-400

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Wocus Drainage District  
Recorded: September 7, 1954  
Instrument No.: Volume 269, page 163, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: California Oregon Power Company  
Recorded: May 28, 1956  
Instrument No.: Volume 283, page 411

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

For: Right of Way

Recorded: September 30, 1960

Instrument No.: Volume 324, page 373, 379 and 382, Deed Records

The provisions contained in deed,

Recorded: July 18, 1966,

Instrument No.: M66, page 7241.

As follows: see deed for particulars.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Esther Cecilia Hunt

Recorded: June 12, 1972

Instrument No.: M72, page 6270 and M72, page 6274

Letter dealing with water contracts, including the terms and provisions thereof,

Recorded: December 2, 1980

Instrument No.: M80, page 23384

Slope and utility easements as shown on the official plat of said land.

Restrictions as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: August 2, 1996

Instrument No.: M96, page 23548

Amended by instrument,

Recorded: December 18, 2004

Instrument No.: M04-86072

Amended by instrument,

Recorded: June 20, 2018

Instrument No.: 2018-007433

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Running Y Ranch Resort Homeowner's Association.

Access Easement Agreement, including the terms and provisions thereof,

Recorded: April 12, 2016

Instrument No.: 2016-003730

Access Easement Agreement, including the terms and provisions thereof,

Recorded: April 12, 2016

Instrument No.: 2016-003730

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: June 20, 2018

Instrument No.: 2018-007433

Declaration of Nondiscrimination for Running Y Resort Owners Association, including the terms and provisions thereof,

Recorded: December 30, 2022

Instrument No.: 2022-014674