

RECORDING REQUESTED BY:



1925 NE Stucki Avenue, Ste 153
Hillsboro, OR 97006

GRANTOR'S NAME:

George H. Croff, Jr.

GRANTEE'S NAME:

Randall E. Moss, Member of Realize Properties
LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Order No.: 36262401229-SMC
Randall E. Moss, Member of Realize Properties
LLC, an Oregon limited liability company
15315 SW Village Lane
Beaverton, OR 97007

SEND TAX STATEMENTS TO:

Realize Properties LLC, an Oregon limited liability
company
15315 SW Village Lane
Beaverton, OR 97007

APN/Parcel ID(s): 209937
209946

Tax/Map ID(s): 3408-027B0-03000
3408-027B0-02900

NKA Green Forest Dr., Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

George H. Croff, Jr., Grantor, conveys and warrants to **Randall E. Moss, Member of Realize Properties LLC, an Oregon limited liability company**, 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:

Lots 12 and 13, in Block 10 of Tract 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, 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 THIRTY-ONE THOUSAND AND NO/100 DOLLARS **(\$31,000.00)**. (See ORS 93.030).

Subject to:

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

The property lies within the boundaries of Sprague River Pines Special Road District and is subject to any charges or assessments levied by said District and easements in connection therewith.

Deed of Tribal Property as disclosed in document, including the terms and provisions thereof,
Recorded: May 11, 1959
Instrument No.:Volume 312, page 332, Deed Records

Covenants, conditions, restrictions and easements as shown on the official plat of Tract 1029, Sprague River Pines.

Covenants, conditions, restrictions and easements as shown on the recorded plat of Tract 1107, First Addition to Sprague River Pines.

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STATUTORY WARRANTY DEED
(continued)

Building setback easement as shown on the official plat of said land.

Utility easements 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: September 22, 1977

Instrument No.: M77, page 17743

Amended by instrument, Recorded: April 11, 1979 Instrument No.: M79, page 7918

Amended by instrument, Recorded: June 8, 1979 Instrument No.: M79, page 13476

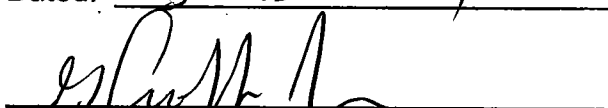
Amended by instrument, Recorded: April 20, 1989 Instrument No.: M89, page 6684

Amended by instrument, Recorded: August 9, 2005 Instrument No.: M05, page 61576

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.

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

Dated: 5-2-24


George H. Croff, Jr.

State of Oregon

County of clackamas

This instrument was acknowledged before me on May 2, 2024 by George H. Croff, Jr..


Notary Public - State of Oregon

My Commission Expires: sept 14, 2027

