

RECORDING REQUESTED BY:



1925 NE Stucki Avenue, Ste 153
Hillsboro, OR 97006

2024-010170

Klamath County, Oregon

11/22/2024 08:45:01 AM

Fee: \$92.00

GRANTOR'S NAME:

Carl Pelletier and Lesa Pelletier

GRANTEE'S NAME:

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

AFTER RECORDING RETURN TO:

Order No.: 36262403549-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): 209955

Tax/Map ID(s): 3408-027B0-02800

NKA Green Forest Dr., Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carl Pelletier and Lesa Pelletier, 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:

Lot 11 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 TWENTY-FOUR
THOUSAND AND NO/100 DOLLARS (\$24,000.00). (See ORS 93.030).

Subject to:

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

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

Deed of Tribal Property, including the terms and provisions thereof,
Recorded: May 11, 1959
Volume: 312, page 332

Restrictions as shown on the official plat of said land.

Utilities Easement as shown on the official plat of said land.

Drain Easement as shown on the official plat of said land.

65 8815AM/36262403549

STATUTORY WARRANTY DEED
(continued)

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

Volume: M77, page 17743

Amended by instrument,

Recorded: April 11, 1979

Volume: M79, page 7918

Amended by instrument,

Recorded: June 8, 1979

Volume: M79, page 13476

Amended by instrument,

Recorded: April 20, 1989

Volume: M89, page 6684

Re-recorded: August 9, 2005

Volume: 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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 11-20-2024

Carl Pelletier
Carl Pelletier

Lesa Pelletier
Lesa Pelletier

State of Idaho
County of ADA

This instrument was acknowledged before me on November 20, 2024 by Carl Pelletier and Lesa Pelletier.

[Signature]
Notary Public - State of Idaho

My Commission Expires: 06/05/2025

