

RECORDING REQUESTED BY:



1925 NE Stucki Avenue, Ste 153
Hillsboro, OR 97006

2025-001201

Klamath County, Oregon

02/21/2025 08:28:01 AM

Fee: \$92.00

GRANTOR'S NAME:

Sidney Rognoni and Nicole Rognoni

GRANTEE'S NAME:

Realize Properties LLC, an Oregon Limited
Liability Company

AFTER RECORDING RETURN TO:

Order No.: 36262403811-SMC

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): 209991

209982

209973

Tax/Map ID(s): 3408-027B0-02400

3408-027B0-02500

3408-027B0-02600

NKA Solomon Dr., Chiloquin, OR 97624,
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sidney Rognoni and Nicole Rognoni, as tenants by the entirety, Grantor, conveys and warrants to **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 7, 8 and 9 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 SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00). (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.

661720AM

STATUTORY WARRANTY DEED
(continued)

Drain Easement 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

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

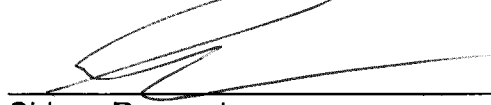
The property lies within and is subject to the levies and assessments of the Sprague River Pines Special Road District.

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: 2/11/25



Sidney Rognoni

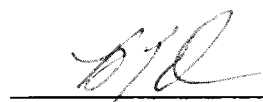


Nicole Rognoni

State of Iowa

County of SCOTT

This instrument was acknowledged before me on February 11, 2025 by Sidney Rognoni and Nicole Rognoni.


Notary Public - State of Iowa Brian K Quick

My Commission Expires: AUGUST 16, 2025

