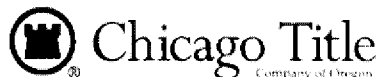


CHICAGO TITLE 472525000274-55 / Amend title 665851 AM

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850  
Portland, OR 97232

2025-001308

Klamath County, Oregon

02/24/2025 03:54:01 PM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

**Order No.:** 472525000274-CC

Gabe Terreson

Southview Homes, LLC, an Oregon limited liability  
company

PO Box 61747

Vancouver, WA 98666

**SEND TAX STATEMENTS TO:**

Southview Homes, LLC, an Oregon limited liability  
company

PO Box 61747

Vancouver, WA 98666

APN:892735

892739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Betty K. Jones, Trustee of The Jones Family Trust, dated May 11, 2016**, Grantor, conveys and warrants to **Southview Homes, 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 82 and 86, Tract 1437, The Woodlands Phase 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-SIX THOUSAND AND NO/100 DOLLARS (**\$56,000.00**). (See ORS 93.030).

**Subject to:**

See attached exhibit A

STATUTORY WARRANTY DEED  
(continued)

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: 2/19/25

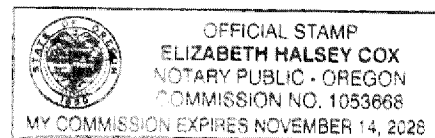
The Jones Family Trust, dated May 11, 2016

BY: Betty K. Jones TTE  
Betty K. Jones  
Trustee

State of OREGON  
County of CLATSOP

This instrument was acknowledged before me on 2/19/2025 by Betty K. Jones, as Trustee for The Jones Family Trust, dated May 11, 2016.

Elizabeth Halsey Cox  
Notary Public - State of OREGON  
My Commission Expires: 14 NOV 2028



## **Exhibit A**

File No. 665851AM

1. Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Grazing Amount: \$18.75
2. Special Assessment disclosed by the Klamath tax rolls: For: Fire Patrol Surcharge
3. 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: October 15, 1992 Volume: M92, page 24107
4. A Cooperative Improvement Agreement, including the terms and provisions thereof, Recorded: February 20, 2003 Volume: M03, page 10267
5. 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: October 29, 2003 Volume: M03, page 80315
6. 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: PacEquities, Inc. an Oregon corporation Recorded: October 29, 2003 Volume: M03, page 80327
7. 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: Any and all necessary utility companies Recorded: August 6, 2004 Volume: M04, page 51783 Amended Recorded: February 22, 2006 Volume: M06, page 03336
8. 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 6, 2004 Volume: M04, page 51790 Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Southview Planned Unit Development.
9. Southview Properties, LLC, Planned Unit Development: Development Standards, including the terms and provisions thereof, Recorded: August 6, 2004 Volume: M04, page 51821
10. Restrictions as shown on the official plat of said land.
11. Public utility easements as shown on the official plat of said land.
12. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property, Recorded: August 2, 2007 Instrument No.: 2007-013677
13. Southview Planned Unit Development: Development Guidelines, including the terms and provisions thereof, Recorded: August 8, 2007 Instrument No.: 2007-014012
14. Southview Planned Unit Development: Development Guidelines, Addendum, including the terms and provisions thereof, Recorded: January 10, 2008 Instrument No.: 2008-000423