

CHICAGO TITLE 472525000422-66 / AMERITITLE 666630AM

2025-001309
Klamath County, Oregon
02/24/2025 03:54:03 PM
Fee: \$97.00

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 472525000422-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:890169

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert S. McDonough, 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:

Lot 1069 of Tract 1426, Running Y Resort, Phase 12, First Addition, 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-NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS **(\$29,500.00)**. (See ORS 93.030).

Subject to:
See 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: 02/20/2025
[Signature]
Robert S. McDonough

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 2/20/2025 by Robert S. McDonough.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 01/23/26

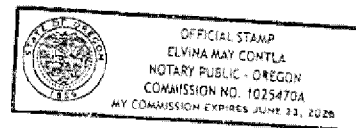


Exhibit A

File No. 666630AM

1. The property lies within and is subject to the levies and assessments of the Running Y. Utility District.
2. Special Assessment disclosed by the Klamath tax rolls: For: Fire Patrol Surcharge
3. Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Grazing Amount: \$18.75
4. Rights of way, including the terms and provisions thereof, granted to the California Oregon Power Company and Pacific Power & Light Company for power lines for transmission and distribution of electricity, including overhang easements and rights of ingress and egress to and from said rights of way for purposes of maintaining same.
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: August 30, 1917 Instrument No.: Volume 47 Page 264
6. Easement and release of damages, including the terms and provisions thereof, Recorded: October 4, 1924 Instrument No.: Volume 64 Page 489
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: The California Oregon Power Company, a California corporation Recorded: February 18, 1926 Instrument No.: Volume 69 Page 299
8. 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: The California Oregon Power Company, a California corporation Recorded: May 1, 1923 Instrument No.: Volume 61, page 116, Deed Records Recorded: April 5, 1932 Instrument No.: Volume 97, pages 211, 213, 215, 217, 219, 221, 223, 225 and 227, Deed Records
9. 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: The California Oregon Power Company, a California corporation Recorded: December 26, 1939 Instrument No.: Volume 126, page 192, Deed Records
10. The provisions contained in Deed, Recorded: April 1, 1940, Instrument No.: Volume 128, page 207, Deed Records
11. 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: The California Oregon Power Company, a California corporation Recorded: August 31, 1943 Instrument No.: Volume 158, page 183, Deed Records Modified by Agreement; Recorded: August 6, 1948 Instrument No.: Volume 223, page 400, Deed Records

12. 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, a municipal corporation Recorded: September 7, 1954 Instrument No.: Volume 269, page 163, Deed Records

13. 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: The California Oregon Power Co. Recorded: May 28, 1956 Instrument No.: Volume 283, page 411, Deed Records

14. 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: September 30, 1960 Instrument No.: Volume 324, pages 373, 379 and 382, Deed Records

15. The provisions contained in Deed, Recorded: July 18, 1966, Instrument No.: M66, page 7241

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

16. Letter dealing with water contracts, including the terms and provisions thereof, Recorded: December 2, 1980 Instrument No.: M80, page 23384

17. Restrictions as shown on the official plat of said land.

18. Bike Path and Drainage Easements as shown on the official plat of said land.

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

20. 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, including the terms and provisions thereof, Recorded: February 2, 2004 Volume: M04, page 06363 Re-recorded: June 17, 2004 Volume: M04, page 39030 Amended by Instrument, including the terms and provisions thereof, Recorded: June 20, 2018 Instrument No.: 2018-007433

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

22. Access Easement Agreement, including the terms and provisions thereof, Recorded: April 12, 2016 Instrument No.: 2016-003730

23. 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 Amended by instrument, Recorded: September 7, 2023 Instrument No.: 2023-007805

24. Declaration of Nondiscrimination for Running Y Ranch Resort Owners Association, including the terms and provisions thereof, Recorded: December 30, 2022 Instrument No.: 2022-014674