

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 472525000423-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: 887987

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brian K. Shelangouski, 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 805, RUNNING Y RESORT - PHASE 10, 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-FIVE
THOUSAND AND NO/100 DOLLARS (**\$25,000.00**). (See ORS 93.030).

Subject to:

See attached Exhibit A

CHICAGO TITLE 472525000423-55 / Amerititle 6666 24AM

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: 2/19/2025

Brian K. Shelangouski
Brian K. Shelangouski

State of Az. Gov
County of Maricopa

This instrument was acknowledged before me on 2-19-2025 by Brian K. Shelangouski.

[Signature]
Notary Public - State of Az. Gov



JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/05/2028

My Commission Expires: 2-6-2028

EXHIBIT A

File No. 666624AM

1. Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Timber Amount: \$18.75
2. Special Assessment disclosed by the Klamath tax rolls: For: Fire Patrol Surcharge
3. The property lies within and is subject to the levies and assessments of the Running Y Utility Company.
4. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument: Recorded: August 30, 1917 Instrument No.: Vol. 47, page 264
5. Agreement, including the terms and provisions thereof, Recorded: October 4, 1924 Instrument No.: Volume 64, page 489, Deed Records
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: The California Oregon Power Company Recorded: February 18, 1926 Instrument No.: Volume 69, page 299, Deed Records
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 Recorded: May 1, 1923 Instrument No.: Volume 61, page 116 And Recorded: April 5, 1932 Instrument No.: Volume 97, page 211, 213, 215, 217, 219, 221, 223, 225 and 227
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 Recorded: December 26, 1939 Instrument No.: Volume 126, page 192, Deed Records
9. The California Oregon Power Company, including the terms and provisions thereof, Recorded: April 1, 1940 Instrument No.: Volume 128, page 207, Deed Record
10. 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: California Oregon Power Company Recorded: August 31, 1943 Instrument No.: Volume 158, page 183, Deed Records And; Recorded: August 6, 1948 Instrument No.: Volume 223, page 400, 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 Co. Recorded: May 28, 1956 Instrument No.: Volume 283, page 411, Deed Records
12. The provisions contained in deed, Recorded: July 18, 1966, Instrument No.: M66, page 7241. As follows: see deed for particulars.
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument: Recorded: June 12, 1972 Instrument No.: M72, page 6270 Instrument No.: M72, Page 6274

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

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

16. Access easements as shown on the official plat of said land.

17. Golf easement as shown on the official plat of said land.

18. Utility and drainage easement as shown on the official plat of said land.

19. 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, Recorded: October 1, 2001 Instrument No.: Volume M01, Page 50048

20. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument: Recorded: August 2, 1996 Instrument No.: M96, page 23548 Amended by instrument, Recorded: June 20, 2018 Instrument No.: 2018-007433 Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Running Y Ranch Homeowner's Association.

21. 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: Running Y Water, LLC and Running Y Environmental, LLC Recorded: April 12, 2016 Instrument No.: 2016-003730

22. 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

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