

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

2025-001311

Klamath County, Oregon

02/24/2025 03:55:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Order No.: 472525000403-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:R888007

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Marie Thoma, 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 802, 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 THOUSAND AND NO/100 DOLLARS (\$20,000.00). (See ORS 93.030).

Subject to:

See attached exhibit A

472525000403-55 / Amendment 666520AM

CHICAGO TITLE

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

Marie Thoma
Marie Thoma

State of Oregon
County of Washington

This instrument was acknowledged before me on 2.19.25 by Marie Thoma.

Keri Nichole Felkins
Notary Public - State of OR

My Commission Expires: 6.1.25

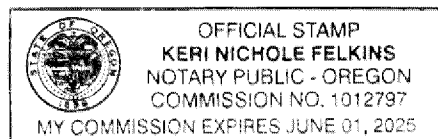


EXHIBIT A

File No. 666520AM

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. The property lies within and is subject to the levies and assessments of the Running Y Utility Company.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Wocus Irrigation District. (No inquiry has been made)
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: Wocus Drainage District Recorded: September 7, 1954 Instrument No.: Volume 269 page 163 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: The California Oregon Power Co. Recorded: May 28, 1956 Instrument No.: Volume 283, page 411, Deed Records
13. The provisions contained in deed, Recorded: July 18, 1966, Instrument No.: M66, page 7241. As follows: see deed for particulars.

14. 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

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

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

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

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

19. Utility and drainage easement 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, Recorded: October 1, 2001 Instrument No.: Volume M01, Page 50048 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