

2025-001313

Klamath County, Oregon

02/24/2025 04:00:01 PM

Fee: \$97.00

RECORDING REQUESTED BY:



Chicago Title
Companies of Oregon

650 NE Holladay Street, Ste 850
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 472525000467-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:891213

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert J. Zapolis, 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 1150, Running Y Resort, Phase 13, Tract 1429, 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 NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (**\$19,500.00**). (See ORS 93.030).

Subject to:

See Exhibit A

CHICAGO TITLE

472525000467-55 / Amerititle 4669264M

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: February 20th, 2025

[Signature]
Robert J. Zapolis

State of Illinois
County of Cook

This instrument was acknowledged before me on 2/20/2025 by Robert J. Zapolis.

Beth A. Tepper
Notary Public - State of Illinois

My Commission Expires: 2/7/28

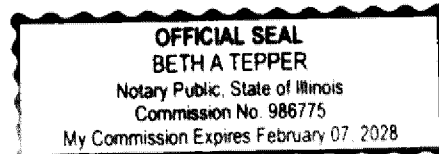


EXHIBIT A

File No. 666926AM

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. Right 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 purpose of maintaining same.
4. 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: For: A 60-foot right of way Recorded: August 30, 1917 Volume: 47, page 264, Deed Records
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: Granted To: The California Oregon Power Company, a California corporation Recorded: October 4, 1924 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, a California corporation Recorded: February 18, 1926 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, a California corporation Recorded: May 1, 1923 Volume: 61, page 116, Deed Records Recorded: April 5, 1932 Volume: 97, page 211, 213, 215, 217, 219, 221, 223, 225 and 227, Deed Records
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 Volume: 126, page 192, Deed Records
9. Joint Obligations, including the terms and provisions thereof, Recorded: April 1, 1940 Volume: 128, page 207, Deed Records
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: The California Oregon Power Company, a California corporation Recorded: August 31, 1943 Volume: 158, page 183, Deed Records Modified by Agreement Recorded: August 6, 1948 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 Company, a California corporation Recorded: May 28, 1956 Volume: 283, page 411, 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: A 40-foot roadway right of way Recorded: September 30, 1960 Volume: 324, page 373, 379, and 382, Deed Records
13. Reservations and restrictions in deed, including the terms and provisions thereof, Recorded: July 18, 1966 Volume: M66, page 7241
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: Granted To: Esther Ceciha Hunt Recorded: June 12, 1972 Volume: M72, page 6270, and M72, page 6274
15. Letter dealing with water contracts, subject to the terms and provisions thereof, dated April 1, 1980, recorded December 2, 1980, in Volume M80, page 23384, Microfilm Records of Klamath County.
16. Restrictions as shown on the official plat of said land.
17. Slope and Utility easements as shown on the official plat of said land.
18. 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 Volume: M96, page 23548 Amended by instrument, Recorded: December 16, 2004 Volume: M04, page 86072 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 Resort Owner's Association.
19. Access Easement Agreement, including the terms and provisions thereof, Recorded: April 12, 2016 Instrument No.: 2016-003730 Amended by instrument, Recorded: September 7, 2023 Instrument No.: 2023-007805
20. Declaration of Nondiscrimination for Running Y Ranch Resort Owners Association, including the terms and provisions thereof, Recorded: December 30, 2022 Instrument No.: 2022-014674