

2025-003038

Klamath County, Oregon

04/24/2025 12:49:01 PM

Fee: \$127.00

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 472525001488-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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Amended # 674274AM
Clyde Carr Allbright, Jr. and Michelle Allbright, as tenants by the entirety, 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 1070, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, 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 THIRTY-THREE
THOUSAND AND NO/100 DOLLARS **(\$33,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: 4-22-2025

Clyde Carr Allbright, Jr.
Clyde Carr Allbright, Jr.

Michelle Allbright
Michelle Allbright

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 22, 2025 by Clyde Carr Allbright, Jr. and Michelle Allbright.

Sheila Ann Bergloff
Notary Public - State of Oregon
My Commission Expires: 12/26/2025

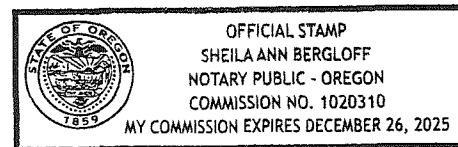


EXHIBIT "A"
Exceptions

1. The property lies within and is subject to the levies and assessments of the Running Y Utility Company.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
3. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing
Amount: \$18.75
4. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
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, Deed Records
6. Agreement, including the terms and provisions thereof,
Recorded: October 4, 1924
Instrument No.: Volume 64, page 489, 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: February 18, 1926
Instrument No.: Volume 69, page 299, 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: 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
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
Recorded: December 26, 1939
Instrument No.: Volume 126, page 192, Deed Records
10. The California Oregon Power Company, including the terms and provisions thereof,

EXHIBIT "A"
Exceptions

Recorded: April 1, 1940
Instrument No.: Volume 128, page 207, Deed Record

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: 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

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

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 reserved in instrument:

Recorded: September 30, 1960

Instrument No.: Volume 324, page 373, 379 and 382, Deed Records

15. The provisions contained in deed,

Recorded: July 18, 1966,

Instrument No.: M66, page 7241.

As follows: see deed for particulars.

16. 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

17. Letter dealing with water contracts, including the terms and provisions thereof,

Recorded: December 2, 1980

Instrument No.: M80, page 23384

EXHIBIT "A"
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18. Restrictions as shown on the official plat of said land.
19. Access easements as shown on the official plat of said land.
20. Golf easement as shown on the official plat of said land.
21. Utility and drainage easement as shown on the official plat of said land.
22. 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: February 2, 2004
Instrument No.: Volume M04, Page 6363
Re-recorded: May 17, 2004
Instrument No.: Volume M04, Page 39030
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.
23. 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
24. 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
25. Declaration of Nondiscrimination for Running Y Ranch Resort Owners Association, including the terms and provisions thereof,
Recorded: December 30, 2022
Instrument No.: 2022-014674

RECORDING REQUESTED BY:



Chicago Title
Company of Oregon

650 NE Holladay Street, Ste 850
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Clyde Carr Allbright, Jr.
Clyde Carr Allbright, Jr.

Michelle Allbright
Michelle Allbright

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 22, 2025 by Clyde Carr Allbright, Jr. and Michelle Allbright.

Sheila Ann Bergloff
Notary Public - State of Oregon
My Commission Expires: 12/26/2025

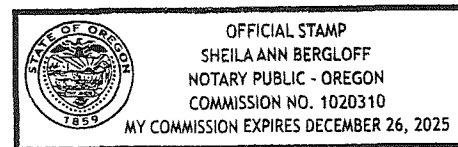


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