

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

2025-003039

Klamath County, Oregon

04/24/2025 12:51:01 PM

Fee: \$112.00

AFTER RECORDING RETURN TO:

Order No.: 472525001464-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:883790

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brown Investment Properties, LLC, an Oregon limited liability company, 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 550 of RUNNING Y RESORT, PHASE 5, 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 THIRTY
THOUSAND AND NO/100 DOLLARS **(\$30,000.00)**. (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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 04/23/2025

Brown Investment Properties, LLC, an Oregon limited liability company

BY: [Signature]

Mindy A. Brown
Member

BY: [Signature]

Kevin J. Brown
Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 23, 2025 by Kevin J. Brown, as Member for Brown Investment Properties, LLC, an Oregon limited liability company and Mindy A. Brown, as Member for Brown Investment Properties, LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/26/2025

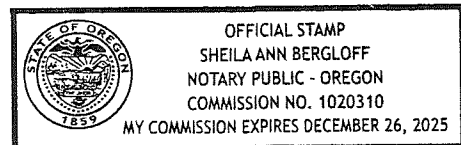


EXHIBIT "A"
Exceptions

1. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timer Fire Patrol

2. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Recorded: August 30, 1917
Book: 47, Page: 264

3. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: October 4, 1924
Book: 64, Page: 489

4. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: February 18, 1926
Book: 69, Page: 299

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: California Oregon Power Company
Recorded: May 1, 1923
Volume: 61, page 116
Recorded: April 5, 1932
Volume: 97, page 211, 213, 215, 217, 219, 221, 223, 225, and 227, 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: California Oregon Power Company
Recorded: December 26, 1939
Volume: 126, page 192, Deed Records

7. Joint obligations with other lands in and to the premises set out as Parcel 2 of Tract B, subject to the terms and provisions thereof, as disclosed in deed from George E. Stevenson and Myler Stevenson, husband and wife, to the California Oregon Power Company, a California corporation, dated April 1, 1940, recorded April 1, 1940, in Volume 128 page 207, Deed Records of Klamath County, Oregon.

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: California Oregon Power Company
Recorded: August 31, 1943

EXHIBIT "A"

Exceptions

Volume: 158, page 183, Deed Records
Amended by instrument,
Recorded: August 6, 1948
Volume: 223, Page: 400, Deed Records

9. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Wocus Drainage District

Recorded: September 7, 1954

Book: 269, Page: 163

10. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: California Oregon Power Company

Recorded: May 28, 1956

Book: 283, Page: 411

11. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Recorded: September 30, 1960

Volume: 324, Page: 373, 379 and 382, Deed Records

12. Reservations and Restrictions in Deed, subject to the terms and provisions there, to Ruth H. Teasdel, dated June 30, 1966 including the terms and provisions thereof,

Recorded: June 30, 1966

Book: M66, Page: 7241, Deed Records

13. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Esther Cecilia Hunt

Recorded: June 12, 1972

Volume: M72, Page: 6270 and M72, Page 6274

14. 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, Oregon.

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

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

17. 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,

EXHIBIT "A"

Exceptions

except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: August 2, 1996

Volume: M96, Page: 23548

Re-recorded: June 1, 1998

Volume: M98, Page: 18438

Amended by instrument,

Recorded: May 18, 1998

Volume: M98, Page: 16916

Amended by instrument,

Recorded: May 6, 2003

Volume: M03, page 30152

Re-recorded: May 21, 2003

Volume: M03, page 34242

Amended by instrument,

Recorded: June 20, 2018

Instrument No.: 2018-007433

Amended by instrument,

Recorded: December 30, 2022

Instrument No.: 2022-014674

Amended by instrument,

Recorded: September 7, 2023

Instrument No.: 2023-007805

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and

assessments of Running Y Homeowner's Association.

18. Creation of Public Access, Utility and Constructions Easement for Running Y Reso, including the terms and provisions thereof,

Recorded: September 10, 1998

Volume: M98, Page: 33495

19. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Running Y Ranch Resort Owners Association

Recorded: September 29, 1999

Volume: M99, Page: 38621

Re-recorded: December 18, 2002

Volume: M02, Page: 73974

20. Access Easement Agreement, including the terms and provisions thereof,

Recorded: April 12, 2016

Instrument No.: 2016-003730

21. Bylaws, including the terms and provisions thereof and the right to levy certain charges

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Exceptions

and assessments against the subject property,
Recorded: June 20, 2018
Instrument No.: 2018-007433