

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

2025-004930

Klamath County, Oregon

06/25/2025 01:50:02 PM

Fee: \$107.00

AFTER RECORDING RETURN TO:

Order No.: 472525002653-CC

Maddisen Tavares

KT Homes LLC, an Oregon limited liability
company

6400 NE Hwy 99, Ste. H

Vancouver, WA 98665

SEND TAX STATEMENTS TO:

KT Homes LLC, an Oregon limited liability
company

6400 NE Hwy 99, Ste. H

Vancouver, WA 98665

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rose City Investment Properties, LLC, an Oregon Limited Liability Company, Grantor,
conveys and warrants to **KT 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:

Lots 116 of Tract 1461 - The Woodlands-Phase 3, 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-TWO
THOUSAND AND NO/100 DOLLARS **(\$32,000.00)**. (See ORS 93.030).

Subject to:

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

CHICAGO TITLE 472525002653-SS

Amerititle - 1002710

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: 6/23/25

Rose City Investment Properties, LLC, an Oregon Limited Liability Company

BY: [Signature]
Nicholas Rogers
Member

BY: [Signature]
Kristi Rogers
Member

State of Oregon
County of Multnomah

This instrument was acknowledged before me on 6/23/2025 by Kristi Rogers, as Member for Rose City Investment Properties, LLC, an Oregon Limited Liability Company and Nicholas Rogers, as Member for Rose City Investment Properties, LLC, an Oregon Limited Liability Company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/13/25

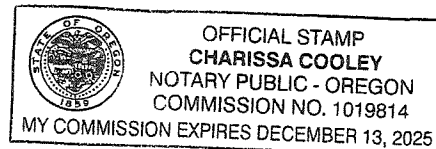


EXHIBIT "A"

Exceptions

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

2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber
Amount: \$18.75

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

4. Public Utility easements as shown on the official plat of said land.

5. All streets are private ways as shown on the official plat of said land.

6. Agreement for sanitary waste water service for Southview PUD dated November 8, 2005,
as shown on the official plat of said land.

7. 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 6, 2004

Instrument No.: M04, page 51790

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Southview Master Association.

8. Easement or easements, including the terms and provisions thereof, as contained in instrument,

Recorded: August 6, 2004

Instrument No.: M04, page 51790

9. Development Standards, including the terms and provisions thereof,

Recorded: August 6, 2004

Instrument No.: M04, page 51821

10. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: August 2, 2007

Instrument No.: 2007-013677

11. Southview Planned Unit Development: Development Guidelines, including the terms and provisions thereof,

Recorded: August 8, 2007

EXHIBIT "A"
Exceptions

Instrument No.: 2007-014012

12. Notice Of Quasi-Municipal and Private Assessments, including the terms and provisions thereof,

Recorded: March 11, 2008

Instrument No.: 2008-003080

13. Restrictive Covenant and Agreement For The Deferral Of Sidewalk Construction, including the terms and provisions thereof,

Recorded: October 23, 2008

Instrument No.: 2008-014454