

CHICAGO TITLE 472525002652-55  
AMERICAN TITLE 1002719

**RECORDING REQUESTED BY:**



650 NE Holladay Street, Ste 850  
Portland, OR 97232

**2025-004932**

Klamath County, Oregon

06/25/2025 02:21:02 PM

Fee: \$107.00

**AFTER RECORDING RETURN TO:**

**Order No.:** 472525002652-CC

Nicholas Rogers

Rose City Investment Properties, LLC, an

Oregon limited liability company

36644 SE Rickert Rd.

Corbett, OR 97019

**SEND TAX STATEMENTS TO:**

Rose City Investment Properties, LLC, an

Oregon limited liability company

36644 SE Rickert Rd.

Corbett, OR 97019

Map: R-3808-036DC -11100-000

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**STATUTORY WARRANTY DEED**

**Southview Homes, LLC, an Oregon Limited Liability Company**, Grantor, conveys and warrants to **Rose City Investment Properties, 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 70, TRACT 1437 - THE WOODLANDS PHASE 2, 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.

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

Dated: 6-6-25

Southview Homes LLC, an Oregon Limited Liability Company

BY: [Signature]

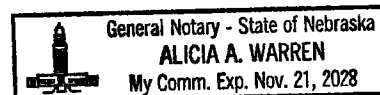
Gabe Terreson  
Member

State of Nebraska  
County of Scotts Bluff

This instrument was acknowledged before me on June 6, 2025 by Gabe Terreson, as Member for Southview Homes, LLC, an Oregon Limited Liability Company.

[Signature]  
Notary Public - State of Nebraska

My Commission Expires: 11-21-28



**EXHIBIT "A"**  
Exceptions

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. Ordinance No. 6238, including the terms and provisions thereof,  
Recorded: April 13, 1979  
Instrument No.: M79, page 8136
4. Agreement and the terms and conditions contained therein  
Between: Richard Geary and Martha D. Smith, Dorothy G. Yellot, Richard Geary and Susan G. Bohner as Trustees of the Martha D. Smith Intervivos Trust dated March 15, 1977, as to Parcel 1 and Alice Killham, First Interstate Bank of Oregon as Trustee under the Will of Edward Geary, Martha D. Smith as Trustee under the Will of Arthur M. Geary, Sue Snyder, Betty Suehsdorf, Dorothy G. Yellott, Richard Geary and Susan G. Boehner as to Parcel 2  
And: Danoc Corp. an Oregon Corporation as to Parcel 3  
Purpose: Vehicular and pedestrian ingress and egress  
Recorded: October 15, 1992  
Instrument No.: M92, page 24107
5. A Cooperative Improvement Agreement, including the terms and provisions thereof,  
Recorded: February 20, 2003  
Instrument No.: Volume M03, page 10267  
Between: Southview Properties, L.L.C.  
And: The State of Oregon, by and through its Department of Transportation
6. 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: October 29, 2003  
Instrument No.: M03, page 80315
7. 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: PacEquities, Inc. an Oregon Corporation  
Recorded: October 29, 2003  
Instrument No.: M03, page 80327
8. 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: Any and all necessary utility companies  
Recorded: August 6, 2004  
Instrument No.: M04, page 51783

**EXHIBIT "A"**  
Exceptions

Release of Easement,  
Recorded: February 22, 2006  
Instrument No.: M06, page 03336  
Released By: Southview Water Services, LLC

9. 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.: Volume M04, page 51790

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

10. Settlement Agreement, including the terms and provisions thereof,

Recorded: February 17, 2007

Case No.: 100627CV

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

Recorded: August 6, 2004

Instrument No.: Volume M04, page 51790

File No. 1002719

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12. Southview Properties, LLC Planned Unit Development Standards, including the terms and provisions thereof,

Recorded: August 6, 2004

Instrument No.: Volume M04, page 51821

Amended by Addendum, including the terms and provisions thereof,

Recorded: August 8, 2007

Instrument No.: \_INSTRUMENTONLY\_

Amended by Addendum, including the terms and provisions thereof,

Recorded: January 10, 2008

Instrument No.: 2008-000423

13. Covenants, conditions, restrictions, and easements as shown on the official plat of said land.

14. Public utility easement as shown on the official plat of said land.

15. Interior Corner Monumentation, including the terms and provisions thereof,

Recorded: July 13, 2007

**EXHIBIT "A"**  
Exceptions

Instrument No.: 2007-012463

16. 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

17. Planned Community Declaration of Southview, including the terms and provisions thereof,  
Recorded: August 8, 2007  
Instrument No.: 2007-014012

18. Addendum to Southview Residential Development Guidelines, including the terms and provisions thereof,  
Recorded: January 10, 2008  
Instrument No.: 2008-000423