

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850  
Portland, OR 97232

2025-006462

Klamath County, Oregon

07/25/2025 03:03:01 PM

Fee: \$102.00

**AFTER RECORDING RETURN TO:**

**Order No.:** 472525001002-CC

Michelle Marie Clark and Timothy William Clark  
1195 Orange Blossom Dr.  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Michelle Marie Clark and Timothy William Clark  
1195 Orange Blossom Dr.  
Klamath Falls, OR 97601

APN:894884

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**KT Homes, LLC, a Washington limited liability company**, Grantor, conveys and warrants to **Michelle Marie Clark and Timothy William Clark, as tenants by the entirety**, 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 125 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 THREE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$379,900.00). (See ORS 93.030).

**Subject to:**

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

Amended Title - 1008151 / CHICAGO TITLE 472525001002-95

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: 7/18/2025

KT Homes, LLC, a Washington limited liability company

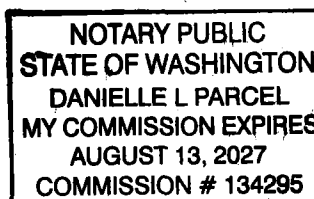
BY: Maddisen Tavares  
Maddisen Tavares  
Member

State of Washington  
County of Clark

This instrument was acknowledged before me on 7/18/2025 by Maddisen Tavares, as Member for KT Homes, LLC, a Washington limited liability company.

[Signature]  
Notary Public - State of Washington

My Commission Expires: 8/13/2027



## **EXHIBIT "A"**

### **Exceptions**

1. Taxes assessed under Code No. 074 Account No. 894884 Map No. 3808-036DB-03900  
The 2025-2026 Taxes: A lien not yet due or payable.

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

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

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

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

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

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

8. 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

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

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

Recorded: August 6, 2004

Instrument No.: M04, page 51790

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

Recorded: August 6, 2004

Instrument No.: M04, page 51821

12. 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

13. Southview Planned Unit Development: Development Guidelines, including the terms and

**EXHIBIT "A"**  
Exceptions

provisions thereof,  
Recorded: August 8, 2007  
Instrument No.: 2007-014012

14. Notice Of Quasi-Municipal and Private Assessments, including the terms and provisions thereof,  
Recorded: March 11, 2008  
Instrument No.: 2008-003080

15. Restrictive Covenant and Agreement For The Deferral Of Sidwalk Construction, including the terms and provisions thereof,  
Recorded: October 23, 2008  
Instrument No.: 2008-014454