

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

2025-008772

Klamath County, Oregon

10/01/2025 01:22:01 PM

Fee: \$107.00

AFTER RECORDING RETURN TO:

Order No.: 472525001474-CC

Cynthia Kallstrom
1162 West Ridge Dr.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Cynthia Kallstrom
1162 West Ridge Dr.
Klamath Falls, OR 97601

APN:R894852

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

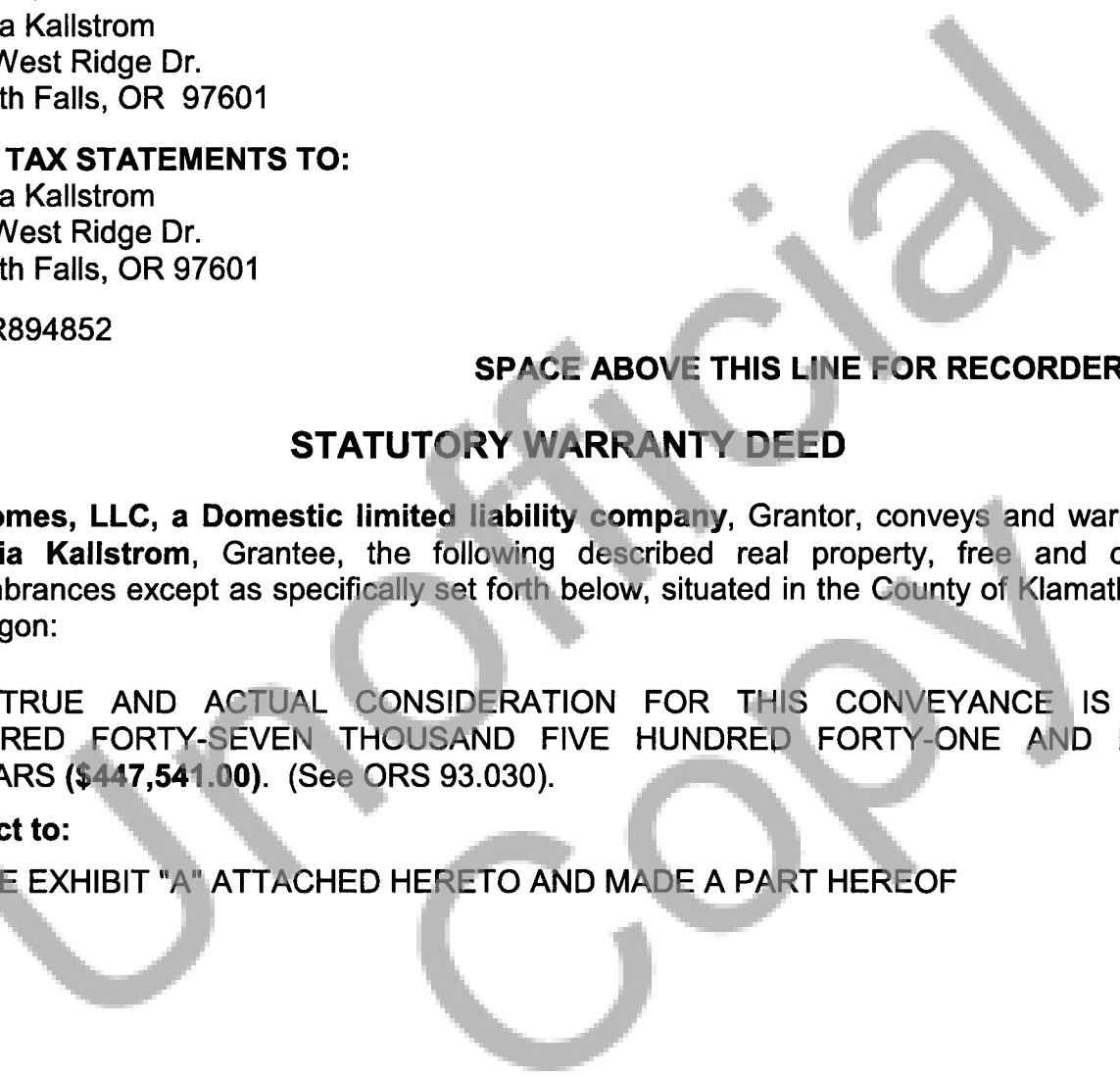
KT Homes, LLC, a Domestic limited liability company, Grantor, conveys and warrants to **Cynthia Kallstrom**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FORTY-SEVEN THOUSAND FIVE HUNDRED FORTY-ONE AND NO/100 DOLLARS (\$447,541.00). (See ORS 93.030).

Subject to:

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

472525001474-55
AT 6:31:00 AM CHICAGO TITLE



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: 9/29/2025

KT Homes LLC, an Oregon limited liability company

BY: Maddisen TAVARES
Maddisen Tavares
Member

State of ~~OR~~ Washington
County of Clark

This instrument was acknowledged before me on 9/29/2025 by Maddisen Tavares, as Member for KT Homes LLC, a Domestic limited liability company.

[Signature]
Notary Public - State of Washington

My Commission Expires: 8/13/2027

NOTARY PUBLIC
STATE OF WASHINGTON
DANIELLE L PARCEL
MY COMMISSION EXPIRES
AUGUST 13, 2027
COMMISSION # 134295

EXHIBIT "A"
Exceptions

1. Restrictions as shown on the official plat of said land.
2. Public Utility easements as shown on the official plat of said land.
3. All streets are private ways as shown on the official plat of said land.
4. Agreement for sanitary waste water service for Southview PUD dated November 8, 2005, as shown on the official plat of said land.
5. Covenants, conditions, easements 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
6. Easement or easements, including the terms and provisions thereof, as contained in instrument,
Recorded: August 6, 2004
Instrument No.: M04, page 51790
7. Development Standards, including the terms and provisions thereof,
Recorded: August 6, 2004
Instrument No.: M04, page 51821
8. 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
9. Southview Planned Unit Development: Development Guidelines, including the terms and provisions thereof,
Recorded: August 8, 2007
Instrument No.: 2007-014012
10. Notice Of Quasi-Municipal and Private Assessments, including the terms and provisions thereof,
Recorded: March 11, 2008
Instrument No.: 2008-003080

EXHIBIT "A"
Exceptions

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

Recorded: October 23, 2008

Instrument No.: 2008-014454

12. Affidavit of Correction, including the terms and provisions thereof,

Recorded: February 24, 2020

Instrument No.: 2020-002206

13. Placement of Post Monument Affidavit, including the terms and provisions thereof,

Recorded: July 14, 2020

Instrument No.: 2020-008599

Unofficial
Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 118 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.

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