

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

2025-010253

Klamath County, Oregon

11/14/2025 01:31:02 PM

Fee: \$102.00

AFTER RECORDING RETURN TO:

Order No.: 472525004515-CC

Folajaiye Kareem and Adesola Kareem
1160 West Ridge Dr.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Folajaiye Kareem and Adesola Kareem
1160 West Ridge Dr.
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

KT Homes, LLC, a Washington limited liability company, Grantor, conveys and warrants to Folajaiye Kareem and Adesola Kareem, 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:

Lot 119 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 FOUR HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$439,900.00). (See ORS 93.030).

Subject to:

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

CHICAGO TITLE 472525004515-CC

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: 11/6/2025

KT Homes, LLC, a Washington limited liability company

BY Maddisen Crawford
Maddisen Crawford
Member

State of Washington
County of Clark

This instrument was acknowledged before me on 11/6/2025 by Maddisen Crawford, as Member for KT Homes, LLC, a Washington limited liability company.

[Signature]
Notary Public - State of Washington
DP

My Commission Expires: 8/13/2027
DP

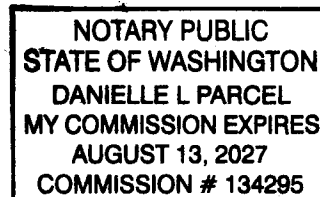


EXHIBIT "A"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Unofficial
Copy

EXHIBIT "A"
Legal Description

Lot 119 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.

Unofficial
Copy