

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

AFTER RECORDING RETURN TO:

Order No.: 472525005731-CC
Kristi O'Donnell and Paul O'Donnell
1199 Orange Blossom Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Kristi O'Donnell and Paul O'Donnell
1199 Orange Blossom Drive
Klamath Falls, OR 97601

APN:894885

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

KT Homes LLC, a Washington limited liability company, Grantor, conveys and warrants to Kristi O'Donnell and Paul O'Donnell, 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:

Real property in the County of Klamath, State of Oregon, described as follows:
Lot 124 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

2025-010422

Klamath County, Oregon

11/20/2025 04:05:02 PM

Fee: \$107.00

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: 11/19/2025

KT Homes LLC, a Washington limited liability company

BY: Maddisen Crawford

Maddisen Crawford
Member

State of Nevada

County of Clark

This record was acknowledged before me by means of two-way audio/video communication technology on 11/19/2025 by Maddisen Crawford.

Monica Tait
Notary Public

My commission expires: 11/02/2028

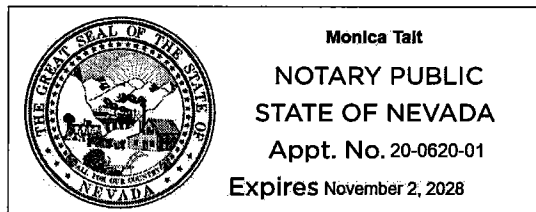


Exhibit A

1. Water rights, claims or title to water, whether or not shown by the public record.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. Easement, including terms and provisions contained therein:
Recording Information: Volume 96, Page 70, Records of Klamath County, Oregon
In Favor of: Pacific Telephone and Telegraph Company
For: transmission line
4. Easement, including terms and provisions contained therein:
Recording Information: Volume 96, Page 75, Records of Klamath County, Oregon
In Favor of: The Pacific Telephone and Telegraph Co.
For: pole line
5. Easement, including terms and provisions contained therein:
Recording Information: Volume 181, Page 65, Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
For: pole and wire line
6. Agreement, including the terms and provisions thereof, dated December 06, 1967 and recorded December 18, 1967 as Volume M67, Page 9824, Deed Records of Klamath County, Oregon, from Donald E. McGhehey and Grace G. McGhehey to Pacific Power & Light Company for the right to deposit spoil materials.
7. Limited access provisions contained in Deed Volume M69, Page 302, and in Volume M69, Pages 5763 and 5767 and in Volume M70, Page 9494, Deed Records of Klamath County, Oregon, the State of Oregon, by and through it's State Highway Commission recorded January 10, 1969, July 02, 1969 and October 22, 1970, Deed Records of Klamath County, Oregon Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
8. Easement, including terms and provisions contained therein:
Recording Information: Volume M69, Page 5771, Records of Klamath County, Oregon
In Favor of: Nena May Sohrakoff
For: ingress and egress

EXHIBIT "A"

Exceptions

9. Limited access provisions contained in Deed Volume M72, Page 13518, Deed Records of Klamath County, Oregon, the State of Oregon, by and through it's State Highway Commission recorded November 22, 1972, Deed Records of Klamath County, Oregon Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

10. Easement, including terms and provisions contained therein:

Recording Information: Volume M92, Page 24107, Records of Klamath County, Oregon

In Favor of: various parties

For: access easement

11. Memorandum of Agreement, including the terms and provisions thereof, between Southview Properties, L.L.C. and the State of Oregon, by and through its Department of Transportation, dated August 15, 2002 and recorded February 20, 2003 as Volume M03, Page 10267, Records of Klamath County, Oregon.

12. Easement, including terms and provisions contained therein:

Recording Information: Volume M03, Page 80315, Records of Klamath County, Oregon

In Favor of: Southview Properties, LLC

For: access to public utilities

13. Easement, including terms and provisions contained therein:

Recording Information: Volume M03, Page 80327, Records of Klamath County, Oregon

In Favor of: Pac Equities, Inc., an Oregon corporation

For: unrestricted access, including, but not limited to ingress and egress, to/from Oregon State Highway 140 from/to certain property

14. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

Recording Information: Volume M04, Page 51790, Records of Klamath County, Oregon

15. Development Standards, including terms and provisions thereof.

Recorded: August 06, 2004 as Volume M04, Page 51821, Records of Klamath County, Oregon.

Modification and/or amendment by instrument:

Recording Information: August 08, 2007 as Volume 2007, Page 14012, Records of Klamath County, Oregon

Modification and/or amendment by instrument:

Recording Information: January 10, 2008 as Volume 2008, Page 423, Records of Klamath

EXHIBIT "A"
Exceptions

County, Oregon

16. Easement, including terms and provisions contained therein:

Recording Information: Volume M05, Page 62576, Records of Klamath County, Oregon

In Favor of: Cal-Ore Communications, Inc.

For: communication purposes

17. The By-Laws, including the terms and provisions thereof of Southview Master Association.

Recorded: August 02, 2007 as Volume 2007, Page 13677, Records of Klamath County, Oregon

18. Notice of Quasi-Municipal and Private Assessments including the terms and provisions thereof:

Dated:

Recorded: March 11, 2008 as Volume 2008, Page 003080, Records of Klamath County, Oregon

Executed by: Southview Properties, LLC

19. Easement as shown on the recorded plat/partition

For: Public utilities

Affects: See plat for exact location

20. Restrictive Covenant and Agreement for the Deferral of Sidewalk Construction Performance Bonds for The Southview Planned Unit Development Relating to the Woodlands Phase 3, The Gardens Phase 1 (Excepting Lot 3) and The Gardens Phase 4 including the terms and provisions thereof:

Dated: October 16, 2008

Recorded: October 23, 2008 as Volume 2008, Page 014454, Records of Klamath County, Oregon

Executed by: Southview Properties, LLC

21. Klamath County Forestland Classification Committee Order, including terms and provisions thereof.

Recorded: February 19, 2013 as Volume 2013, Page 001802, records of Klamath County, Oregon