

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

2025-011371

Klamath County, Oregon

12/19/2025 03:27:02 PM

Fee: \$117.00

AFTER RECORDING RETURN TO:

Order No.: 472525005864-CC

Bailee Taeza
1156 W. Ridge Dr.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Bailee Taeza
1156 W. Ridge Dr.
Klamath Falls, OR 97601

APN: 894848
1156 W. Ridge Dr., Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

KT Homes LLC, an Oregon limited liability company and Southview Homes, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Bailee Taeza, 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 121 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 EIGHTY-TWO THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$482,700.00). (See ORS 93.030).

Subject to:

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

CHICAGO TITLE 472525005864-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.

Unofficial Copy

STATUTORY WARRANTY DEED
(continued)

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

Dated: _____

KT Homes LLC, an Oregon limited liability company

BY: Maddisen Crawford
Maddisen Crawford
Member

Southview Homes, LLC, an Oregon Limited Liability Company

BY: _____
Gabe Terreson
Member

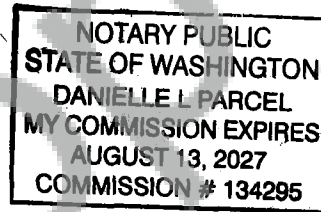
State of Washington
County of Clark

This instrument was acknowledged before me on 12/10/2025 by Maddisen Crawford, as Member for KT Homes LLC, an Oregon limited liability company.



Notary Public - State of Washington

My Commission Expires: 8/13/2027



State of _____
County of _____

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

Notary Public - State of _____

My Commission Expires: _____

STATUTORY WARRANTY DEED
(continued)

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

Dated: 12-10-25

KT Homes LLC, an Oregon limited liability company

BY: _____
Maddisen Crawford
Member

Southview Homes, LLC, an Oregon Limited Liability Company

BY: _____
Gabe Terreson
Member

State of _____
County of _____

This instrument was acknowledged before me on _____ by Maddisen Crawford, as Member for KT Homes LLC, an Oregon limited liability company.

Notary Public - State of _____
My Commission Expires: _____

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on 12/10/2025 by Gabe Terreson, as Member for Southview Homes, LLC, an Oregon Limited Liability Company.

Notary Public - State of OREGON
My Commission Expires: 6/23/26

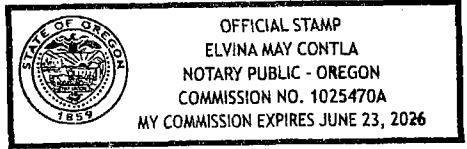


EXHIBIT "A"
Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Telephone and Telegraph Company

Purpose: Transmission line

Recording No: Volume 96, Page 70

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Telephone and Telegraph Company

Purpose: Pole Line

Recording No: Volume 96, Page 75

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: The California Oregon Power Company

Purpose: Pole and wire line

Recording No: Volume 181, Page 65

Agreement

Executed by: Donald L. McGhehey and Grace G. McGhehey to Pacific Power & Light Company

Recording Date: December 18, 1967

Recording No.: Volume M67, Page 9824

For: Pole and wire line

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Nena May Sohrakoff

Purpose: Ingress and egress

Recording No: Volume M69, Page 5771

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantee: The State of Oregon, by and through it's State Highway Commission

Recording Date: November 22, 1972

Recording No.: Volume M72, Page 13518

EXHIBIT "A"
Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Various parties

Purpose: access

Recording No: Volume M92, Page 24107

Memorandum of Agreement

Executed by: Southview Properties, LLC and the State of Oregon, by and through it's Department of Transportation

Recording Date: February 20, 2003

Recording No.: Volume M03, Page 10267

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

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

Purpose: unrestricted access, including but not limited to ingress and egress, to/from Oregon

State Highway 140 from/to certain property

Recording No: Volume M03, Page 80327

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 6, 2004

Recording No: Volume M04, Page 51790

Regulations and Assessments of Southview Master Association, as set forth in Declaration recorded

August 6, 2004, as Volume M04, Page 51790

Development Standards, including the terms and provisions thereof

Recorded: August 6, 2004, as Volume M04, Page 51821

Amendment(s)/Modification(s) of said covenants, conditions and restrictions

Recording Date: August 8, 2007

EXHIBIT "A"
Exceptions

Recording No: Volume 2007, Page 14012
Amendment(s)/Modification(s) of said covenants, conditions and restrictions
Recording Date: January 10, 2008
Recording No: Volume 2008, Page 423

By-laws of Southview Master Association
Recording Date: August 2, 2007
Recording No.: Volume 2007, Page 13677

Notice of Quasi-Municipal and Private Assessments,
Executed by: Southview Properties, LLC
Recording Date: March 11, 2008
Recording No.: Volume 2008, Page 003080

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated
or as offered for dedication, on the map of said tract/plat;
Purpose: Public utilities
Affects: See plat for location

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
Executed by: Southview Properties LLC
Recording Date: October 23, 2008
Recording No.: Volume 2008, Page 014454

Klamath County Forestland Classification Committee Order
Recorded: February 19, 2013 as Volume 2013, Page 001802