



**2019-007996**

**Klamath County, Oregon**

**07/16/2019 03:32:01 PM**

**Fee: \$97.00**

Send all Tax Statements:

Cadence Education, LLC  
8767 E. Via de Ventura, Ste. 200  
Scottsdale, AZ 85258  
Attn: Jomar Jenkins, Vice President

After recording, return to:

Kubiak Wolin, LLC  
7377 E. Doubletree Ranch Rd., Ste. 260  
Scottsdale, AZ 85258  
Attn: Sarah K. Wolin

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **ALLEN L. DEUTSCHER AND MARIJKE M. DEUTSCHER, as Tenants by the Entirety**, hereinafter called Grantor, having its principal place of business at 1401 Marvin Road, NE Ste. 307-254, Lacey, WA 98516 for Two Million Eighty Nine Thousand Seven Hundred Fifteen and No/100 Dollars (\$2,089,715.00) and other valuable consideration, does hereby convey unto **SCF RC FUNDING IV LLC**, a Delaware limited liability company, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, having its principal place of business at 902 Carnegie Center Blvd., Ste. 250, Princeton, NJ 08540, all that certain real property legally described on the attached Exhibit A ("the Property"), SUBJECT TO all taxes, assessments, liens, encumbrances, easements, encumbrances and restrictions of record and all matters which an accurate survey or physical inspection of the Property would disclose (the "Permitted Exceptions").

Property Address: 2609 Eberlein Avenue, Klamath Falls, Oregon 97603

Tax Map Number(s): Code No. 001 Account No. R895199 Map No. R-3809-034CB-09501-000 and Code No. 001 Account No. P896687 Map No. P-009348

Grantor hereby binds itself, its successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, and subject to the Permitted Exceptions.

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

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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Signature Page Follows]

Executed this 24 day of June 2019.

By Marijke Deutscher  
MARIJKE M. DEUTSCHER

By: Allen L. Deutscher  
ALLEN L. DEUTSCHER

STATE OF WA ]  
COUNTY OF Thurston ] SS.

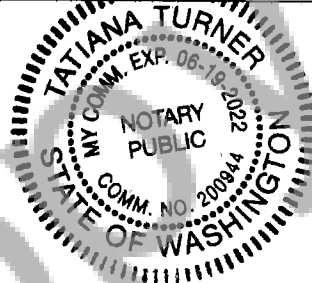
On June 24, 2019, personally appeared the above named MARIJKE M. DEUTSCHER and acknowledged the foregoing instrument to be her voluntary act and deed.

[NOTARIAL SEAL]

My Commission Expires:

06-19-2022

Tatiana Turner  
Notary Public



STATE OF WA ]  
COUNTY OF Thurston ] SS.

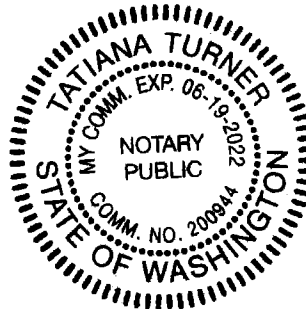
On June 24, 2019, personally appeared the above named ALLEN L. DEUTSCHER and acknowledged the foregoing instrument to be his voluntary act and deed.

[NOTARIAL SEAL]

My Commission Expires:

06-19-2022

Allen L. Deutscher  
Notary Public



## EXHIBIT A

### LEGAL DESCRIPTION

The following described property in Klamath County, Oregon:

A Tract of land 320 feet wide North and South, in ENTERPRISE TRACTS NO. 38A AND 41B, and lying North of the North line of the county road known as the extension of Eberlein Avenue and bounded on the North by the Northerly line of Wantland Avenue of Darrow Addition to the City of Klamath Falls, Oregon extended East to the right of way of the U.S.R.S. Canal; also such fragment of Enterprise Tracts No. 30 lying South of the U.S.R.S. canal, as may remain after conveyance heretofore made by Enterprise Land and Investment Company to the U.S.R.S. for right of way, and to Klamath County, Oregon for road purposes.

EXCEPTING HOWEVER, those certain parcels heretofore conveyed to the United States of America for right of way of the main canal and "B" lateral of the United States of America Irrigation System, and to Klamath County, Oregon, for rights of way of roads known as the extension of Eberlein Avenue and Washburn Way.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife, to Geo H. Merryman and Mabel C. Merryman, husband and wife, and George H. Merryman, Jr. and Elizabeth F. Merryman, husband and wife, recorded May 2, 1941 in Book 137 at Page 359, Deed Records of Klamath County, Oregon.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife, to Klamath County, Oregon, recorded May 11, 1941 in Book 137 at Page 542, Deed Records of Klamath County, Oregon, BUT INCLUDING ALSO the right and privileges reserved in said deed to Alfred D. Collier and Ethel F. Collier, said land being deeded to Klamath County, Oregon, for the use as a county road as therein set forth.

EXCEPTING ALSO that portion lying East of the West line of vacated Alandale Street, vacated by Ordinance No. 5753 recorded June 5, 1970 in Volume M70, page 4511.

EXCEPTING ALSO that portion of vacated Alandale Street and Applewood Street as described in Ordinance No. 5753 recorded June 5, 1970 in Volume M70, page 4511.