



2021-005867

Klamath County, Oregon

04/19/2021 02:59:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

CPEC1031LLC. Kent Carlotto

222 S 9th St., Ste 1600

Minneapolis, MN 55402

Until a change is requested all tax statements shall be sent to the following address:

CPEC1031LLC. Kent Carlotto

222 S 9th St., Ste 1600

Minneapolis, MN 55402

File No. 451176AM

STATUTORY WARRANTY DEED

Travis D. Sandusky and Alice O. Sandusky, Trustees of the Sandusky Family Trust dated October 3, 2018,

Grantor(s), hereby convey and warrant to

5011 Falcon, LLC., a Minnesota Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 965, RUNNING Y RESORT, PHASE 4, THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.


The consideration paid for the transfer is \$248,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 15th day of April, 2021.

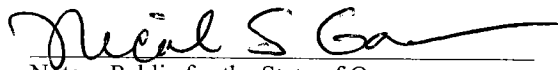
The Sandusky Family Trust dated October 3, 2018

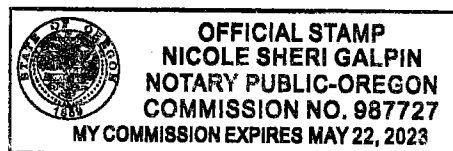
By: 
Travis D. Sandusky, Trustee

State of Oregon } ss.
County of Klamath }

On this 15th day of April, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Travis D. Sandusky, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Sandusky Family Trust dated October 3, 2018, and acknowledged to me that he/she/they executed the same as Trustee.

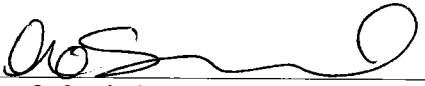
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5-22-2023



Dated this 16 day of April, 2021.

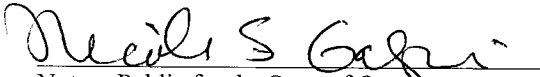
The Sandusky Family Trust dated October 3, 2018

By: 
Alice O. Sandusky, Trustee

State of Oregon } ss.
County of Klamath }

On this 16 day of April, 2021, before me, Nicole S Galpin a Notary Public in and for said state, personally appeared Alice O. Sandusky, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Sandusky Family Trust dated October 3, 2018, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5-22-2023

