



2021-009466
Klamath County, Oregon
06/16/2021 11:51:00 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Arthur Apartment Homes LLC, an Oregon Limited
Liability Company

3534 skyline View Dr

Reno, NV 89509

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

Arthur Apartment Homes LLC, an Oregon Limited
Liability Company

3534 skyline View Dr

Reno, NV 89509

File No. 461029AM

STATUTORY WARRANTY DEED

**Orchard Hill Properties, LLC, an Oregon Limited Liability Company, as to an undivided 50% Interest, and
Orchard Hill Investments, LLC, an Oregon Limited Liability Company, as to an undivided 50% Interest,**

Grantor(s), hereby convey and warrant to

Arthur Apartment Homes LLC, an Oregon 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:

**Lots 5 and 6 in Block 41 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$1,000,000.00.

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 11TH day of JUNE, 2021.

Orchard Hill Properties LLC, an Oregon Limited Liability Company

By: Jim P. Chadderdon
Jim P. Chadderdon, member

By: Jane K. Chadderdon
Jane K. Chadderdon, member

Orchard Hill Investments LLC, an Oregon Limited Liability Company

By: Jim P. Chadderdon
Jim P. Chadderdon, member

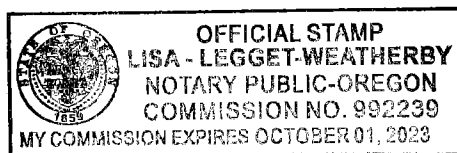
By: Jane K. Chadderdon
Jane K. Chadderdon, member

State of Oregon} ss
County of Klamath}

On this 11 day of June, 2021, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jim P. Chadderdon and Jane K. Chadderdon known or identified to me to be the Managing Member in the Limited Liability Company known as Jim P. Orchard Hill Properties LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023



State of Oregon} ss
County of Klamath}

On this 11 day of June, 2021, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Jim P. Chadderdon and Jane K. Chadderdon known or identified to me to be the Managing Member in the Limited Liability Company known as Jim P. Orchard Hill Investments LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023

