



THIS SPACE RESERVED FOR R

**2021-012404**

**Klamath County, Oregon**

**08/13/2021 12:46:00 PM**

**Fee: \$87.00**

After recording return to:

Cedar Garden Apartments LLC, an Oregon Limited  
Liability Company

PO Box 2207

Rancho Santa Fe, CA 92067

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

Cedar Garden Apartments LLC, an Oregon Limited  
Liability Company

PO Box 2207

Rancho Santa Fe, CA 92067

File No. 453133AM

---

### STATUTORY WARRANTY DEED

**Deck Cedar Garden, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Cedar Garden Apartments 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 25 through 48 inclusive, in Block 5 and Lots 1 through 6 inclusive in Block 8 and Lots 7 through 24  
inclusive, in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon, together with that portion of vacated Cannon Street, which  
inures by law thereto, by Order of Vacation recorded June 20, 1961 in Volume 331, page 167**

**"CURRENT YEAR'S TAXES, A LIEN IN AN AMOUNT TO BE DETERMINED BUT NOT YET DUE AND  
PAYABLE**

The consideration paid for the transfer is \$6,800,000.00, 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 12 day of August, 2021.

Deck Cedar Garden, LLC

R. Larry Deck

R. Larry Deck, Managing Member

State of Oregon) ss,

County of Clatsop

On this 12 day of August, 2021, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared R. Larry Deck known or identified to me to be the Managing Member in the Limited Liability Company known as Deck Cedar Garden 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: Clatsop

Commission Expires: 10/1/2023

