



2022-014392
Klamath County, Oregon
12/20/2022 10:03:01 AM
Fee: \$92.00

TITLE NO. 559321AM
ESCROW NO. EU22-1889 SB
TAX ACCT. NO. 170077
TAX ACCT. NO. 170086
TAX ACCT. NO. 170095
MAP/TAX LOT NO. 3809-020CA-00400
MAP/TAX LOT NO. 3809-020CA-00500
MAP/TAX LOT NO. 3809-020CA-00600

GRANTOR

CAVE INCOME PROPERTIES L.L.C

GRANTEE

OZ INVESTMENT L.L.C.

Attn: Lisa
915 West 11th Street
Vancouver, WA 98662

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

CAVE INCOME PROPERTIES L.L.C., an Oregon Limited Liability Company, Grantor,
conveys and warrants to
OZ INVESTMENT L.L.C., an Oregon Limited Liability Company, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is \$10.00 and other good and valuable consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 13th day of December, 2022

CAVE INCOME PROPERTIES L.L.C.

BY: 

~~DOUGLAS P. MORTIMORE, MANAGER/MEMBER~~

Dr Douglas Mortimore
State of Florida
County of Osceola

This instrument was acknowledged before me on December 13th, 2022 by DOUGLAS P. MORTIMORE AS MANAGER/MEMBER OF CAVE INCOME PROPERTIES L.L.C. 



John Artis Jr.
Comm. #HH100375
Expires: March 4, 2025
Bonded Thru Aaron Notary

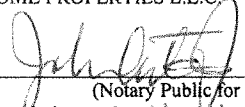

(Notary Public for Florida)
My commission expires March 4th 2025

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 3, 4 and 5, Block 1, REPLAT NO. 1 of a portion of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.