



2023-002212  
 Klamath County, Oregon  
 03/31/2023 09:13:02 AM  
 Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
 Arthur Apartment Homes, LLC, an Oregon Limited  
 Liability Company  
 \_\_\_\_\_  
 48 Bradenham Place  
 \_\_\_\_\_  
 Amherst, NY 14226  
 \_\_\_\_\_

Until a change is requested all tax statements shall be  
 sent to the following address:  
 Arthur Apartment Homes, LLC, an Oregon Limited  
 Liability Company  
 \_\_\_\_\_  
 48 Bradenham Place  
 \_\_\_\_\_  
 Amherst, NY 14226  
 \_\_\_\_\_  
 File No. 583572AM  
 \_\_\_\_\_

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**STATUTORY WARRANTY DEED**

**Rucker Properties, LLC, a Nevada limited liability company,**

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 8, 9, 10, 11 and the Northerly 15 feet of Lots 12 and 13 of Block 39 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, 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 \$1,225,000.00, 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:

Signed in counterpart

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 28 day of March 2023.

Rucker Properties, LLC, a Nevada Limited Liability Company

By: [Signature]  
Joseph Rucker, Member

By: [Signature]  
Ana Rucker, Member

Rucker Ventures, Inc.  
It's Member

By: \_\_\_\_\_  
Charles Rucker, Member

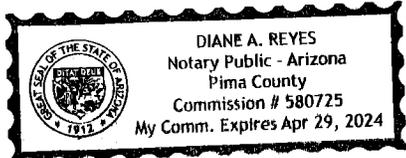
By: \_\_\_\_\_  
Sarah Rucker, member

State of Arizona } ss  
County of Pima }

On this 28 day of March, 2023, before me, Diane A. Reyes a Notary Public in and for said state, personally appeared Joseph Rucker and Ana Rucker known or identified to me to be the Managing Member in the Limited Liability Company known as Rucker Properties, LLC., a Nevada 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.

[Signature]  
Notary Public for the State of Arizona  
Residing at: Pima County  
Commission Expires: 04/29/2024



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 28 day of March, 2023.

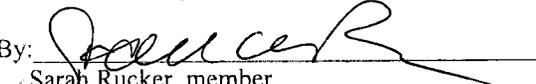
Rucker Properties, LLC, a Nevada Limited Liability Company

By: \_\_\_\_\_  
Joseph Rucker, Member

By: \_\_\_\_\_  
Ana Rucker, Member

Rucker Ventures, Inc.  
It's Member

By:  \_\_\_\_\_  
Charles Rucker, Member

By:  \_\_\_\_\_  
Sarah Rucker, member

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of March, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared \_\_\_\_\_ known or identified to me to be the Managing Member in the Limited Liability Company known as Rucker Properties, LLC., a Nevada 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.

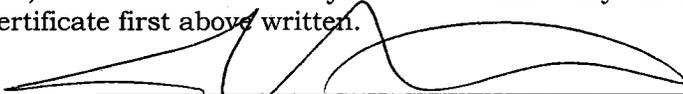
\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of  
County of

OR} ss  
Deschutes}

On this 28 day of March, in the year 2023, before me,  
Jeffery C Schopfer, a Notary Public in and for said state, personally appeared  
Charles Rucker, President and Sarah Rucker, Vice President of Rucker Ventures Inc.  
Member of Rucker Properties LLC., a Nevada Limited Liability Company.

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 OR  
Residing at: Deschutes County  
Commission Expires: 6/14/25

