

GRANTOR'S NAME:
Azalea Fortune, LLC

GRANTEE'S NAME:
Michel Nelson Apartments LLC

AFTER RECORDING RETURN TO:
Order No.: 60222304928-KM
Michel Nelson Apartments LLC, an Oregon limited liability
company
24 Lindero Ave
Long Beach, CA 90803

SEND TAX STATEMENTS TO:
Michel Nelson Apartments LLC
24 Lindero Ave
Long Beach, CA 90803

124 N 2nd St, Klamath Falls, OR 97601

2023-008956
Klamath County, Oregon
10/17/2023 01:37:01 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Azalea Fortune, LLC, Grantor, conveys and warrants to **Michel Nelson Apartments LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 5, 6,7 and 8, Block 20, Original Town of Linkville, now the city of Klamath Falls, 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 TWO MILLION AND NO/100 DOLLARS **(\$2,000,000.00)**. (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: OCT 17, 2023

Azalea Fortune, LLC
BY: the Milton O. Brown Trust, Member

BY: Brenda Christina, Trustee
Brenda Christina, Trustee

State of WASHINGTON
County of CLATSOP

This instrument was acknowledged before me on OCT 17, 2023 by Brenda Christina, as Trustee of the Milton O Brown, Trust, Member of Azalea Fortune, LLC.

[Signature]
Notary Public - State of Washington

My Commission Expires: 05/09/27

