

FIRST AMERICAN TITLE

2024-000139

Klamath County, Oregon

01/05/2024 11:35:02 AM

Fee: \$97.00

SEND ALL TAX STATEMENTS TO:

Cadence Education, LLC
8767 E. Via de Ventura, Suite 200
Scottsdale, AZ 85258
Attention: Ryan Berkery

WHEN RECORDED, RETURN TO:

SCF RC Funding IV LLC
902 Carnegie Center Blvd., Suite 520
Princeton, NJ 08540
Attention: Denise Sweeney
1200035

SPECIAL WARRANTY DEED

That "**Grantor**," defined as SCF RC FUNDING IV LLC, a Delaware limited liability company, whose address is c/o Essential Properties, 902 Carnegie Center Blvd, Suite 520, Princeton, New Jersey 08540, for and in consideration of the sum of \$1,900,000.00 cash to the undersigned in hand paid by DODSON FAMILY LLC, an Oregon limited liability company, MATTHEW DODSON, an individual, and KRISTIN DODSON, an individual, whose address is 1128 Tamera Drive, Klamath Falls, Oregon 97603, collectively referred to as "**Grantee**," the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee the real property and all improvements described below and referred to in this deed as the "**Property**":

See **Exhibit A** attached hereto and incorporated herein by this reference.

Property Address: 2609 Eberlein Avenue, Klamath Falls, Oregon 97603.

Tax Map Number(s): Code No. 001 Account No. 895199 Map No. 3809-034CB-09501 and Code No. 001 Account No. 898829.

This deed is executed and delivered subject to (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, the payment of which Grantee assumes, (ii) all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, (iii) all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property, and (iv) all matters visible upon or about the Property or that would be disclosed by a complete and accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, by Grantee, Grantee's successors or assigns forever; and Grantor does hereby bind Grantor, Grantor's successors or assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, Grantee's successors or

assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

EFFECTIVE this 29 day of December, 2023.

GRANTOR:

SCF RC FUNDING IV LLC,
a Delaware limited liability company


By: ESSENTIAL PROPERTIES, L.P.,
a Delaware limited partnership, its Manager

By: ESSENTIAL PROPERTIES OP G.P., LLC,
a Delaware limited liability company, its General Partner

By: 
Name: Mark E. Patten
Title: Executive Vice President & CFO

STATE OF NEW JERSEY)
)SS.
COUNTY OF MERCER)

Before me, the undersigned Notary Public, on this 19 day of December, 2023, personally appeared Mark E. Patten, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the Executive Vice President & CFO of ESSENTIAL PROPERTIES OP G.P., LLC, a Delaware limited liability company, the General Partner of ESSENTIAL PROPERTIES, L.P., a Delaware limited partnership, the Manager of SCF RC FUNDING IV LLC, a Delaware limited liability company, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said limited liability company.



Notary Public

My Commission Expires: March 30, 2026

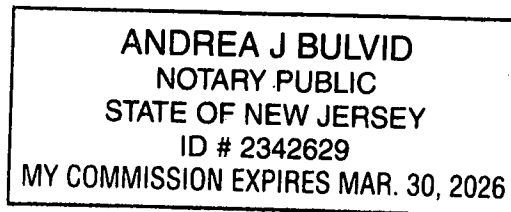


EXHIBIT A

PROPERTY

THE FOLLOWING DESCRIBED PROPERTY IN KLAMATH COUNTY, OREGON:

A TRACT OF LAND 320 FEET WIDE NORTH AND SOUTH, IN ENTERPRISE TRACTS NO. 38A AND 41B, AND LYING NORTH OF THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE EXTENSION OF EBERLEIN AVENUE AND BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF WANTLAND AVENUE OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON EXTENDED EAST TO THE RIGHT OF WAY OF THE U.S.R.S. CANAL; ALSO SUCH FRAGMENT OF ENTERPRISE TRACTS NO. 30 LYING SOUTH OF THE U.S.R.S. CANAL, AS MAY REMAIN AFTER CONVEYANCE HERETOFORE MADE BY ENTERPRISE LAND AND INVESTMENT COMPANY TO THE U.S.R.S. FOR RIGHT OF WAY, AND TO KLAMATH COUNTY, OREGON FOR ROAD PURPOSES.

EXCEPTING HOWEVER, THOSE CERTAIN PARCELS HERETOFORE CONVEYED TO THE UNITED STATES OF AMERICA FOR RIGHT OF WAY OF THE MAIN CANAL AND "B" LATERAL OF THE UNITED STATES OF AMERICA IRRIGATION SYSTEM, AND TO KLAMATH COUNTY, OREGON, FOR RIGHTS OF WAY OF ROADS KNOWN AS THE EXTENSION OF EBERLEIN AVENUE AND WASHBURN WAY.

EXCEPTING ALSO THAT CERTAIN PARCEL OF LAND DEEDED BY ALFRED D. COLLIER AND ETHEL F. COLLIER, HUSBAND AND WIFE, TO GEO H. MERRYMAN AND MABEL C. MERRYMAN, HUSBAND AND WIFE, AND GEORGE H. MERRYMAN, JR. AND ELIZABETH F. MERRYMAN, HUSBAND AND WIFE, RECORDED MAY 2, 1941 IN BOOK 137 AT PAGE 359, DEED RECORDS OF KLAMATH COUNTY, OREGON.

EXCEPTING ALSO THAT CERTAIN PARCEL OF LAND DEEDED BY ALFRED D. COLLIER AND ETHEL F. COLLIER, HUSBAND AND WIFE, TO KLAMATH COUNTY, OREGON, RECORDED MAY 11, 1941 IN BOOK 137 AT PAGE 542, DEED RECORDS OF KLAMATH COUNTY, OREGON, BUT INCLUDING ALSO THE RIGHT AND PRIVILEGES RESERVED IN SAID DEED TO ALFRED D. COLLIER AND ETHEL F. COLLIER, SAID LAND BEING DEEDED TO KLAMATH COUNTY, OREGON, FOR THE USE AS A COUNTY ROAD AS THEREIN SET FORTH.

EXCEPTING ALSO THAT PORTION LYING EAST OF THE WEST LINE OF VACATED ALANDALE STREET, VACATED BY ORDINANCE NO. 5753 RECORDED JUNE 5, 1970 IN VOLUME M70, PAGE 4511.

EXCEPTING ALSO ALL THAT PORTION OF VACATED ALANDALE STREET AND APPLEWOOD STREET AS DESCRIBED IN ORDINANCE NO. 5753 RECORDED JUNE 5, 1970 IN VOLUME M70, PAGE 4511.