

2024-000766

Klamath County, Oregon

01/30/2024 12:06:01 PM

Fee: \$92.00

File No: 230571496

After Recording, Send to:  
ServiceLink, LLC  
1325 Cherrington Parkway  
Moon Township, PA 15108

**Grantee(s) Tax-Mailing Address:**

TH6, LLC, 30515 E Blossom Trail  
Government Camp, OR 97028  
Parcel Number: 369265

**GENERAL WARRANTY DEED**

**True Holdings LLC**, an Oregon limited liability company, ("Grantor"), of 30515 E Blossom Trail, Government Camp, OR 97028 for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **TH6, LLC**, a Delaware Limited Liability Company, ("Grantee"), whose tax mailing address is 30515 E Blossom Trail, Government Camp, OR 97028, the following described real estate:

**The Northwesternly 55 feet of Lot 5 and the Northwesternly 55 feet of the Southwesternly 35 feet of Lot 6 in Block 50, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of Block 50 aforesaid, being the corner of 10th and Jefferson Streets; thence Southeasterly along the Easterly line of 10th Street 55 feet; thence Northeasterly and parallel with Jefferson Street 100 feet; thence**

**Northwesterly and parallel with 10th Street, 55 feet to Jefferson Street; thence Southwesterly along the Southerly line of Jefferson Street to the point of beginning.**

**Property Address is: 433 N 10th St, Klamath Falls, OR 97601**

**Prior deed recorded at Instrument No. 2021-017739**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The true and actual consideration for this transfer is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

Executed by the undersigned on Jan 15, 2024:

True Holdings LLC, an Oregon limited liability company

By: [Signature]

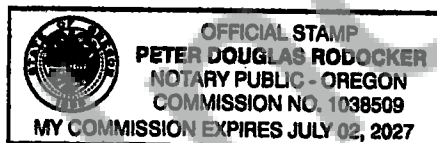
Name: Sidney Lynn True

Its: President, The Holdings, LLC

STATE OF Oregon  
COUNTY OF Clatsop

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Sidney Lynn True as President on behalf of True Holdings LLC, an Oregon limited liability company, personally known to me or has produced OR ID as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of Jan, 2024.



[Signature]  
Notary Public

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.