



2024-004438
Klamath County, Oregon
06/03/2024 02:46:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ORTC Holdings, LLC., an Oregon Limited
Liability Company

425 Conway Cove

Cresson, TX 76035

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

ORTC Holdings, LLC., an Oregon Limited
Liability Company

425 Conway Cove

Cresson, TX 76035

File No. 627649AM

STATUTORY WARRANTY DEED

Gibson Rental Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

ORTC Holdings, 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:

**A parcel of land situated in the City of Klamath Falls, County of Klamath, State of Oregon, being
the Northwesterly 100.00 feet of Lots 5 and 6 of Block 37, "Original Town of Linkville", a duly
recorded subdivision in said Klamath County, Oregon, being more particularly described as
follows:**

**Beginning at the most Westerly corner of Lot 5, Block 37 of said "Original Town of Linkville";
thence South 50 ° 55' 00" East along the Southwesterly boundary of said Lot 5 a distance of 100.00
feet; thence leaving said lot line North 39 ° 05' 00" East a distance of 130.25 feet to a point on the
Northeasterly boundary of Lot 6 of said Block 37; thence North 50 ° 55' 00" West along said lot
boundary a distance of 100.00 feet to the most Northerly corner of said Lot 6; thence South 39 ° 05'
00" West along the Northwesterly boundary of said Lots 5 and 6 a distance of 130.25 feet to the
point of beginning**

The consideration paid for the transfer is \$475,135.00.

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:

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 30 day of May 2024.

Gibson Rental Properties, LLC, an Oregon Limited Liability Company

By: 
Rex Gibson, Member

State of Texas } ss
County of Denton }

On this 30 day of May, 2024, before me, Kathy Knox a
Notary Public in and for said state, personally appeared Rex Gibson known or identified to me to be the Member in the Limited Liability Company known as Gibson Rental Properties, LLC, an Oregon 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.

Kathy Knox
Notary Public for the State of Texas
Residing at: Texas
Commission Expires: 1-9-25

