



2024-005066

Klamath County, Oregon

06/24/2024 02:16:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mackay Sunrise LLC, an Oregon limited liability
company and Mackay Twilight LLC, an Oregon
limited liability company

13843 S Magic Wand Street

Draper, UT 84020

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

Mackay Sunrise LLC, an Oregon limited liability
company and Mackay Twilight LLC, an Oregon
limited liability company

13843 S Magic Wand Street

Draper, UT 84020

File No. 604078AM

STATUTORY WARRANTY DEED

Sandeb Limited Partnership, an Oregon limited partnership,

Grantor(s), hereby convey and warrant to

**Mackay Sunrise LLC, an Oregon limited liability company and Mackay Twilight LLC, an
Oregon limited liability company, each as to an undivided 50% interest,**

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 tract of land situated in Lot 2, Block 3, TRACT 1080, WASHBURN PARK, a duly recorded plat,
Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the Easterly right of way line of Washburn Way, said point being South
00° 03' 30" West a distance of 314.74 feet from the Northwest corner of said Lot 2; thence South
89° 56' 30" East 400.00 feet to the Easterly line of said Lot 2; thence along said Easterly line South
00° 03' 30" West 185.00 feet; thence North 89° 56' 30" West 400.03 feet to the Easterly right of way
line of said Washburn Way; thence along said right of way line, North 00° 04' 50" East 60.39 feet
and North 00° 03' 30" East 124.61 feet to the point of beginning, with bearings based on TRACT
1080, WASHBURN PARK.**

**The consideration paid for the transfer is \$1,200,000.00, 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:

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 19 day of June, 2024.

Sandeb Limited Partnership, an Oregon Limited Partnership

By - Sandeb Management, Inc., its General Partner

By: Sandina Bailo
Sandina Bailo, President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Napa

On June 19, 2024 before me, Diana E. Lyons, Notary Public
(Insert name and title of the officer)

personally appeared Sandina Bailo, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

