



After recording return to:
Cascade - IFP RE, LLC
1881 W. Traverse Parkway, Ste
E112
Lehi, UT 84043

Until a change is requested all tax
statements shall be sent to the
following address:
Cascade - IFP RE, LLC
1881 W. Traverse Parkway, Ste E112
Lehi, UT 84043

File No.: 7161-4175773 (JC)
Date: June 14, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

S5 Holdings LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Cascade - IFP RE, LLC, a Utah limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030)

APN: **613697**

Statutory Warranty Deed
- continued

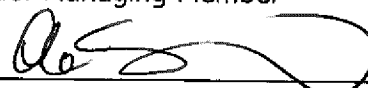
File No.: **7161-4175773 (JC)**

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 13th day of September, 2024.

S5 Holdings LLC, an Oregon Limited Liability
Company

By: 
Name: Travis D. Sandusky
Title: Managing Member

By: 
Name: Alice O. Sandusky
Title: Member

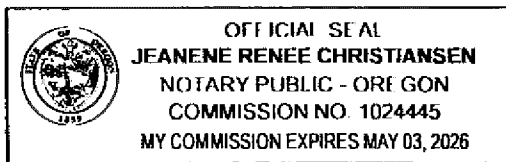
APN: **613697**

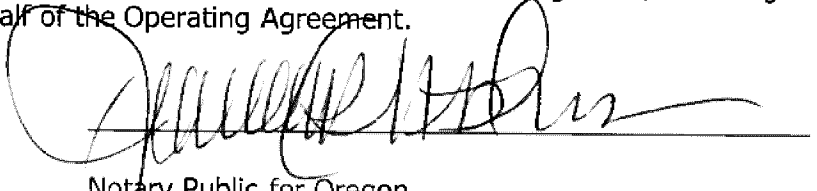
Statutory Warranty Deed
- continued

File No.: **7161-4175773 (JC)**

STATE OF Oregon)
County of)ss.
)

This instrument was acknowledged before me on this 13th day of September, 20 24
by Travis D. Sandusky and Alice O. Sandusky as Members of S5 Holdings LLC, an Oregon
Limited Liability Company, on behalf of the Operating Agreement.




Notary Public for Oregon
My commission expires: 5.3.2026

APN: **613697**

Statutory Warranty Deed
- continued

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 10 and the South 63 feet of Lot 9 in Block 211 of MILLS SECOND ADDITION to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.