



2024-008606
Klamath County, Oregon
10/03/2024 08:47:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Arthur Apartment Homes LLC

23362 Wayfarer Ct

Auburn, CA 95602

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

Arthur Apartment Homes LLC

23362 Wayfarer Ct

Auburn, CA 95602

File No. 651213AM

STATUTORY WARRANTY DEED

Equity Trust Company, DBA Sterling Trust, Custodian FBO: Linda C. Norris Sterling A/C #165584,
Grantor(s), hereby convey and warrant to

Arthur Apartment Homes 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:

Lots 42 and 43 of TRACT 1436, HARBOR VIEW, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$640,000.00.

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:

Real property taxes due, if any, but not yet payable

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: September 27, 2024

Equity Trust Company, DBA Sterling Trust, Custodian FBO: Linda C. Norris

By: 

As: Gina Johnson
Corporate Alternate Signer

State of OHIO } ss.
County of CUYAHOGA }

On this 30 day of September, 2024, before me,
Amanda Aten a Notary Public in and for said state,
personally appeared Gina Johnson known or
identified to me to be the person whose name is subscribed to the foregoing instrument
as Corporate Alternative Signer of Equity Trust Company, DBA Sterling Trust, Custodian FBO: Linda C.
Norris Sterling A/C #165584, and acknowledged to me that he/she/they executed the same..

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.



Notary Public for the State of OHIO »

Residing at: LORAIN COUNTY

Commission Expires: Sept 23, 2029



Amanda Aten
Notary Public, State of Ohio
My Commission Expires:
September 23, 2029