

2025-000188

Klamath County, Oregon

01/10/2025 09:32:07 AM

Fee: \$97.00

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:

Klamath Cascade Apartments DE, LLC, a Delaware limited liability company

P.O. BOX 63

WEST LINN, OR 97068

File No: 240566339, 240566339

Parcel Number: See Exhibit A attached hereto and incorporated herein by reference.

GENERAL WARRANTY DEED

Klamath Cascade Apartments, LLC, an Oregon limited liability company, ("Grantor"), of P.O. Box 63, West Linn, OR 97068, for and in consideration of \$1.00 (One Dollar 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 **Klamath Cascade Apartments DE, LLC, a Delaware limited liability company,** ("Grantee"), whose tax mailing address is P.O. Box 63, West Linn, OR 97068, the following described real estate:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address is: See Exhibit A attached hereto and incorporated herein by reference

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 \$1.00.

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 December 3rd, 2024:

Klamath Cascade Apartments, LLC, an Oregon limited liability company

By: [Signature]

Name: Sidney Lynn True

Its: President

STATE OF Oregon
COUNTY OF Multnomah

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
Klamath Cascade Apartments, LLC, an Oregon limited liability company, personally
known to me, or has produced OK DL, 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 3 day of Dec, 2024.

[Signature]
Notary Public

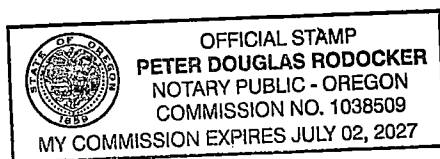


EXHIBIT A

Lots 15, 16 and 17, Block 3; CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property Address: 230 S 11TH, Klamath Falls, OR 97601

Parcel Number: 413172
