



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Rose City Investment Properties, LLC  
PO Box 154  
Brush Prairie WA 98606

Until a change is requested all tax statements shall be  
sent to the following address:  
Rose City Investment Properties, LLC  
same as above

File No. 656615AM

STATUTORY WARRANTY DEED

Southview Homes, LLC a Domestic Limited Liability Company,  
Grantor(s), hereby convey and warrant to

Rose City Investment Properties, 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 116 and 117 of Tract 1461 - The Woodlands-Phase 3, 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 \$60,000.00. 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: March 6, 2025

Southview Homes, LLC, a Domestic Limited Liability Company

By: [Signature]  
Gabe Terreson, Member

State of Oregon } ss  
County of Marion }

On this 12<sup>th</sup> day of March , 2025, before me, Tina Kelly a Notary Public in and for said state, personally appeared Gabe Terreson known or identified to me to be the Member in the Limited Liability Company known as 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Salem  
Commission Expires: 11-16-2026

