



2025-002043
Klamath County, Oregon
03/21/2025 11:34:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rose City Investment Properties, LLC

17109 NE 227th AVE

Brush Prairie, WA 98606

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

Rose City Investment Properties, LLC

17109 NE 227th AVE

Brush Prairie, WA 98606

File No. 656587AM

STATUTORY WARRANTY DEED

KT Homes, LLC, a Washington 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:

Lot 127 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 consideration paid for the transfer is \$550,000.00, 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.

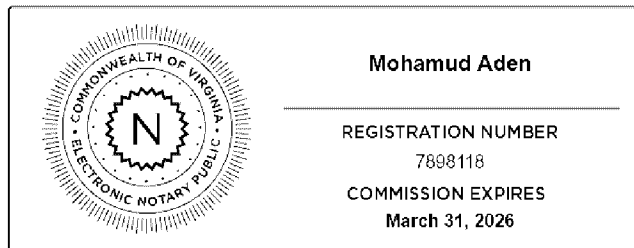
Dated: March 12, 2025

KT Homes LLC, an Oregon Limited Liability Company

By: Maddisen R. Tavares
Maddisen R. Tavares, Member

State of Virginia

County of City of Alexandria



On this 20th day of March 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Maddisen R. Tavares member of KT Homes LLC, an Oregon Limited Liability Company, known or identified to me to be the Member in the Limited Liability Company known as and acknowledged to me that he/she/they executed the foregoing instrument 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.

Mohamud Aden 7898118
Notary Public for the State of Virginia
Residing at: City of Alexandria Virginia
Commission Expires: 03/31/2026

Notarized remotely online using communication technology via Proof.