

RECORDING REQUESTED BY:



1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0270220-AL

Robin M. Cartwright and Danielle A. Cartwright
4629 Marsh Hawk
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Robin M. Cartwright and Danielle A. Cartwright
4629 Marsh Hawk
Klamath Falls, OR 97601

APN:414894

Map: 3809-033BB-04700

300 S Broad Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Redwood Investments LLC, Grantor, conveys and warrants to **Robin M. Cartwright and Danielle A. Cartwright, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 7B, 8A, and 8B, Block 4, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS **(\$190,000.00)**. (See ORS 93.030), which is paid to or by a qualified intermediary pursuant to an IRC 1031 Tax Deferred Exchange.

Subject to:

8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

STATUTORY WARRANTY DEED
(continued)

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Apr. 2, 2025

Redwood Investments LLC

BY: [Signature]
Gabriel Williams
Member

BY: [Signature]
William Della Santina
Member

State of OR
County of Yardley

This instrument was acknowledged before me on Apr. 2, 2025 by Gabriel Williams, and William Della Santina, as Members for Redwood Investments LLC.

[Signature]
Notary Public - State of OR
My Commission Expires: Dec. 17, 2028

