

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:  
DandN Entertainment, LLC, an Oregon Limited  
Liability Company  
DBA Epicenter Family Entertainment Corp.  
3901 Brooke Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
DandN Entertainment, LLC, an Oregon Limited  
Liability Company  
DBA Epicenter Family Entertainment Corp.  
3901 Brooke Dr.  
Klamath Falls, OR 97603  
File No. 672758AM

SPECIAL WARRANTY DEED

Bellcass, LLC, a Nevada Series Limited Liability Company, doing business as BellCass, LLC-Series  
OR,

Grantor(s) hereby conveys and specially warrants to

DandN Entertainment, LLC, an Oregon Limited Liability Company  
DBA Epicenter Family Entertainment Corp.,

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of  
encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the  
County of Klamath and State of Oregon, to wit:

Lots 12, 13 and 14 of TRACT 1293, being a portion of Tracts 9 through 11 of "ALTAMONT  
RANCH TRACTS", 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 \$3,240,000.00.  
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items  
of record, if any, as of the date of this deed and those shown below, if any:

See Attached Exhibit “A”

Grantee shall not further encumber the Property without the written consent of Grantor, in  
Grantor’s sole discretion.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against  
the lawful claims and demands of all persons claiming by, through, or under the grantor except those  
claiming under the above-described encumbrances.

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 this 14th day of April, 2025.

SIGNED IN COUNTERPART

Carmen Marquart, Manager, Bellcass, LLC- Series OR

State of  
County of

On this day of , before me, the undersigned, a Notary Public in and for said state, personally appeared , known or identified to me to be the Manager in the Limited Liability Company known as Bellcass, LLC, a Nevada Series Limited Liability Company, doing business as BellCass, LLC-Series OR 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.

Notary Public for the State of  
Residing at:  
Commission Expires:

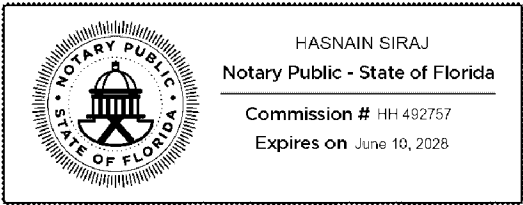
Dwight Marquart  
Dwight Marquart, Manager, Bellcass, LLC- Series OR

State of Florida  
County of Duval

On this 14th day of April 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Dwight Marquart, known or identified to me to be the Manager in the Limited Liability Company known as Bellcass, LLC, a Nevada Series Limited Liability Company, doing business as BellCass, LLC-Series OR 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.

Hasnain Siraj  
Notary Public for the State of Florida  
Residing at: Duval  
Commission Expires: 06/10/2028



Notarized remotely online using communication technology via Proof.

Type of Identification Produced: DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

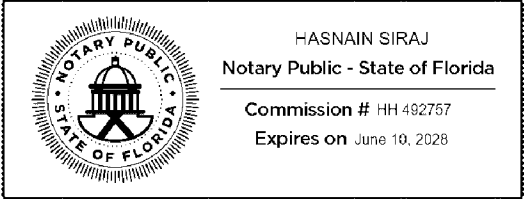
Janice Marquart  
**Janice Marquart, Manager, Bellcass, LLC- Series OR**

State of Florida  
County of Duval

On this 14th day of April 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Janice Marquart, known or identified to me to be the Manager in the Limited Liability Company known as Bellcass, LLC, a Nevada Series Limited Liability Company, doing business as BellCass, LLC-Series OR 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.

Hasnain Siraj  
Notary Public for the State of Florida  
Residing at: Duval  
Commission Expires: 06/10/2028



Notarized remotely online using communication technology via Proof.  
Type of Identification Produced: DRIVER LICENSE

Exhibit "A"

1. City liens, if any, of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.  
(No inquiry has been made)

Agreement for Exclusion from Klamath Irrigation District and Release of Water Drainage Rights, including the terms and provisions thereof,

Recorded: April 14, 1995

Volume: M95-9501

3. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.  
(No inquiry has been made)
4. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage
5. The provisions contained in Instrument,  
Recorded: September 24, 1949,  
Instrument No.: Volume 180, Page 293
6. Restrictions as shown on the official plat of said land.
7. Public Utilities, drainage and sanitary sewer as shown on the official plat of said land.
8. Building Setback as shown on the official plat of said land.
9. Gas Easement as shown on the official plat of said land.
10. Gas as shown on the official plat of said land.
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: PacifiCorp, an Oregon corporation  
Recorded: July 29, 1999  
Instrument No.: M99-30279
12. Personal property taxes, if any.