

**2025-005408**

**Klamath County, Oregon**

**07/01/2025 12:06:01 PM**

**Fee: \$102.00**

**RECORDING REQUESTED BY:**

**Western** Title & Escrow

497 Oakway Road, Suite 340  
Eugene, OR 97401

**AFTER RECORDING RETURN TO:**

McDonald's USA, LLC Attn: Patricia Muller  
110 N Carpenter St.  
Chicago, IL 60607 (L/C: 036-0021)

**SEND TAX STATEMENTS TO:**

McDonald's USA, LLC  
Attn: Dept 027 - Real Estate Tax (L/C: 036-0021)  
110 N Carpenter St,  
Chicago, IL 60607-2101

1874 Avalon St., Klamath Falls, OR 97603

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(INDIVIDUAL or CORPORATION)

**RHC Associates, a New York general partnership, Grantor, conveys and specially warrants to McDonald's USA, LLC, a Delaware limited liability company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**The true consideration for this conveyance is Eight Hundred Forty-Five Thousand Two Hundred Twenty-Five And No/100 Dollars (\$845,225.00). (See ORS 93.030).**

Electronically Recorded By:  
**Fidelity National Title Insurance Company**  
2800 Corporate Exchange Drive, Suite 380  
Columbus, Ohio 43231  
File Number: GLW2500714

## **SPECIAL WARRANTY DEED - STATUTORY FORM**

(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.

**SPECIAL WARRANTY DEED - STATUTORY FORM**  
(continued)

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

Dated: June 30, 2025

RHC Associates, a New York general partnership

By: Cushman Associates, LP a Delaware limited partnership  
its Managing General Partner

By: Cushman Associates, LLC a Delaware limited liability company  
its General Partner

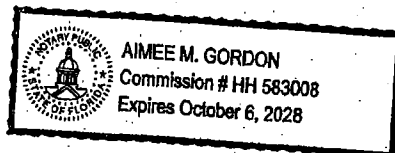
BY: [Signature]  
Stefan H. Cushman  
Vice President

State of FL  
County of Polk

This instrument was acknowledged before me on June 30, 2025 by Stefan H. Cushman as Vice President of Cushman Associates LLC a Delaware limited liability company, General Partner of Cushman Associates, LP a Delaware limited partnership as Managing General Partner of RHC Associates, a New York general partnership.

[Signature]  
Notary Public - State of ~~Oregon~~ Florida

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
Legal Description

Portion of Tracts 36 and 43, Enterprise Tracts in the NW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the South line of Shasta Way, which bears South 0°00 1/2' East a distance of 73.0 feet and North 89°54' East a distance of 510 feet from the iron pipe which marks the Northwest corner of said Section 3, Township 39 South, Range 9 East of the Willamette Meridian, thence South 0°00 1/2' East a distance of 647.38 feet to the Northwesterly corner of that certain parcel described in Mortgage given by Rickfalls, Inc., to the United States National Bank of Portland, dated March 28, 1961 recorded April 4, 1961 in Volume 201 page 355, Mortgage Records of Klamath County, Oregon, thence South 59°21 1/2' East a distance of 330.67 feet, more or less, to the Northwesterly line of Avalon Street and the true point of beginning of this description, thence North 30°38'30" East along the Northwesterly line of Avalon Street, a distance of 140.00 feet to a point; Thence North 59°21'30" West, at right angles to Avalon Street, a distance of 200.0 feet; thence South 30°38'30" West parallel with Avalon Street, a distance of 140.0 feet, thence South 59°21'30" East at right angles to Avalon Street, a distance of 200.0 feet to the point of beginning.