

2026-002972

Klamath County, Oregon

04/06/2026 12:31:03 PM

Fee: \$97.00

Recording Requested By:
Fidelity National Title
4400 MacArthur Blvd, Suite 500
Newport Beach, CA 92660

Grantor's Name:
Norcap Equity LLC, a California Limited Liability Company

Grantee's Name:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

After Recording Return to:
Fidelity National Title
4400 MacArthur Blvd, Suite 500
Newport Beach, CA 92660

Sent Tax Statements To:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
1295 W. Washington St Suite 115
Tempe, AZ 85288

STATUTORY WARRANTY DEED

Norcap Equity LLC, a California Limited Liability Company, Grantor, conveys and warrants to OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, Grantee, the following described real property free of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

LOT 349, RUNNING Y RESORT, PHASE 4, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

This property is free of encumbrances, EXCEPT: None
The true consideration for this conveyance is \$343,750.00
[Here comply with requirements of ORS 93.030.]

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.

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

APRIL 4, 2026

Norcap Equity LLC, a California Limited Liability Company
BY: ACPM. LLC, a California Limited Liability Company, Managing member

BY: [Signature]
Albert Cheng, Managing member

STATE OF _____)
)ss.
County of _____)

[Signature] See Attached

This instrument was acknowledged before me on, _____, 20____ by _____.

Notary Public
My commission expires: _____

Unofficial Copy

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

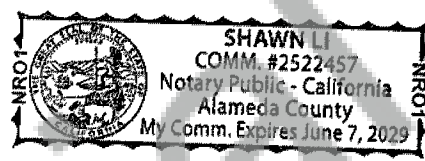
State of California
 County of Alameda } s.s.

On 4/4/2016 before me, Shawn Li Notary Public
Name of Notary Public Title

personally appeared Albert Cheng
Name of Signer (1)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.
[Signature]
Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

- The signer(s) capacity or authority is/are as:
- Individual(s)
 - Attorney-in-fact
 - Corporate Officer(s) _____
Title(s)
 - Guardian/Conservator
 - Partner - Limited/General
 - Trustee(s)
 - Other: _____

representing: _____
Name(s) of Firm/Entity/Individual; Signer is Representative

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/>	