

WT0208076-AMM

After recording return to:

Ms. Annie L. Robertson  
PO Box 540  
Lincoln City, OR 97367-0540

Until requested otherwise, send all tax  
statements to:

The Samaritan LLC  
PO Box 540  
Lincoln City, OR 97367-0540

Lincoln County, Oregon

01/19/2021 12:44:02 PM

2021-00620

DOC-WD

Cnt=1 Pgs=4 Str=20

\$20.00 \$11.00 \$10.00 \$60.00 \$7.00

\$108.00

I, Dana W. Jenkins, County Clerk, do hereby certify that the  
within instrument was recorded in the Lincoln County Book  
of Records on the above date and time. WITNESS my  
hand and seal of said office affixed.



Dana W. Jenkins, Lincoln County Clerk



## SPECIAL WARRANTY DEED

Ronald O. Franzke and Nancy L. Franzke, Trustees of the Trust Agreement dated September 28, 1980, also known as the Franzke Family Trust, as Grantor, conveys and specially warrants to THE SAM APARTMENT HOMES LLC, an Oregon limited liability company, as Grantee, the following described real property located in Lincoln County, Oregon, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

Lots 6 and 7, Block 1, COUNTRYSIDE PLAT, in the City of Lincoln City,  
County of Lincoln and State of Oregon, according to the official plat thereof  
recorded May 11, 1971 in Plat Book 11, page 22, Plat Records.

SUBJECT TO AND EXCEPTING those instruments described on the attached  
Exhibit "A".

Property Account No. R467000 and R464636  
Map Nos.: 07-11-11-BA-01100-00 and 07-11-11-BA-01000-00

The true and actual consideration for this conveyance is \$40,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300

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(Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 15 day of January, 2021.

Ronald O. Franzke and Nancy L. Franzke, Trustees of the Trust Agreement dated September 28, 1980, also known as the Franzke Family Trust

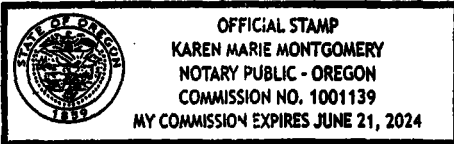
Ronald O. Franzke  
Ronald O. Franzke, Co-Trustee

Nancy L. Franzke  
Nancy L. Franzke, Co-Trustee

STATE OF OREGON )  
COUNTY OF Clackamas ) ss.

I certify that I know or have satisfactory evidence that Ronald O. Franzke is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Ronald O. Franzke and Nancy L. Franzke, Trustees of the Trust Agreement dated September 28, 1980, also known as the Franzke Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 15 day of January, 2021.

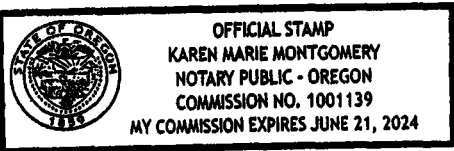


Karen Marie Montgomery  
Typed/Printed Name Karen Marie Montgomery  
NOTARY PUBLIC  
In and for the State of Oregon  
My appointment expires 6-21-2024

STATE OF OREGON )  
COUNTY OF Clackamas ) ss.

I certify that I know or have satisfactory evidence that Nancy L. Franzke is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Ronald O. Franzke and Nancy L. Franzke, Trustees of the Trust Agreement dated September 28, 1980, also known as the Franzke Family Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 15 day of January, 2021.



Karen Marie Montgomery  
Typed/Printed Name Karen Marie Montgomery  
NOTARY PUBLIC  
In and for the State of Oregon  
My appointment expires 6-21-2024

## EXHIBIT "A"

Regulations, levies, liens, assessments, rights of way and easements of Devils Lake Water Improvement District.

Subject property is either situated within the urban renewal boundaries or within the shared area of the Year 2000 Development Plan, Lincoln City, Oregon, and is subject to the terms and provisions thereof, as outlined by instrument,

Recorded: March 20, 1989

Document No.: Book 202, Page 1261, Lincoln County Records

Amended by instrument,

Recorded: December 8, 1989

Document No.: Book 211, Page 1675, Lincoln County Records

Amended by instrument,

Recorded: September 25, 2014

Document No.: 2014-08573, Lincoln County Records

Amended by instrument,

Recorded: April 23, 2015

Document No.: 2015-03700, Lincoln County Records

Amended by instrument,

Recorded: September 18, 2017

Document No.: 2017-09032, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05371, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05372, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05373, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05374, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05376, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05380, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No.: 2018-05382, Lincoln County Records

Recorded: March 11, 2020

Document No.: 2020-02628, Lincoln County Records

Recorded: September 14, 2020

Document No.: 2020-09368, Lincoln County Records

Easements, conditions, restrictions and notes as delineated on the recorded plat.

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Oregon Special Warranty Deed (002) (002)

Ordinance No. 2003-04, including the terms and provisions thereof,  
Recording Date: March 4, 2003  
Recording No.: 200303423

Ordinance No. 2003-07, including the terms and provisions thereof,  
Recording Date: April 25, 2003  
Recording No.: 200306443