



**UCC-1**

**STATE OF OREGON**  
Corporation Division - UCC  
255 Capitol Street NE, Suite 151  
Salem, Or 97310-1327  
(503) 986-2200  
FilingInOregon.com

Oregon Secretary of State  
Filing Number: 94086794  
Filing Date: Jan 20, 2025 11:30 AM  
  
Filed Electronically

*Action:* Initial Filing

*Debtor -*

Organization Name: Marathon Property Investments IV LLC  
Address 1: 8642 SW Main Street, Suite 100  
City: Wilsonville  
State: OR, USA  
Zip Code: 97070

*Secured Party -*

Organization Name: Tudor House Investment Company LLC  
Address 1: 1809 Parkside Drive E  
City: Seattle  
State: WA, USA  
Zip Code: 98112

*Collateral -*

All of Assignor's right, title and interest in and to a 49% Ownership Interest in the Falls Apartments, LLC, an Oregon limited liability company (the "Ownership Interests"), including without limitation, (i) all right, title and interest in and to any distributions, cash, instruments and other property or proceeds from time to time received, receivable or otherwise distributed in respect of or in exchange for any or all of the Ownership Interests, together in each case with all proceeds thereof, (ii) all rights to share in allocations of income and losses with respect to the Ownership Interests, and (iii) all present and future rights and interests of Assignor as a member in the Company, whether existing under the Operating Agreement or under applicable law, and including, without limiting the generality of the foregoing, all present and future rights and powers to vote on or consent to Company matters or otherwise to determine action to be taken by the Company or to be omitted or to do all things which a member may do as to Company affairs.