

1st 2161865-ALF

2013-012506

Klamath County, Oregon

11/07/2013 01:34:05 PM

Fee: \$57.00



After recording return to:
Dukes Mobile Home Community, LLC
372 S Eagle Road Ste 389
Eagle, ID 83616

Until a change is requested all tax
statements shall be sent to the
following address:
Dukes Mobile Home Community, LLC
372 S Eagle Road Ste 389
Eagle, ID 83616

File No.: 7021-2161865 (ALF)
Date: October 04, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Campus Greens, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Dukes Mobile Home Community, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southwest corner of the Northwest one-quarter of the Northwest one-quarter (NW 1/4 NW 1/4) of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, which point is the true point of beginning; thence North along the Westerly line of Section 20, a distance of 726 feet; thence East 300 feet to a point; thence South 726 feet to a point, said point being on the Southerly line of the Northwest one-quarter of the Northwest one-quarter (NW 1/4 NW 1/4) of said Section 20 thence West 300 feet to the place of beginning, all being in the Northwest one-quarter of the Northwest one-quarter (NW 1/4 NW 1/4) of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Also Lots 1, 2, 3, 4, 5 and 6 in Block 1 and all that portion of Lots 1, 2, 3, 4, and 5 in Block 12, lying Northeasterly of the right of way of Highway #97, all in CHELSEA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, now vacated.

Consideration \$ 620,000.00

F.
620.00

Also, all that portion of Byrd Avenue, lying North of Block 1 of said Chelsea Addition, all that portion of Nungesser Avenue lying between Blocks 1 and 12 of said Chelsea Addition, and all that portion of the alley in Chelsea Addition lying East of Blocks 1 and 12, North of the State Highway right of way line projected Southeasterly, West of the Section line and South of the North line of Byrd Avenue projected Easterly, all in Chelsea Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, now vacated.

Together with those portions of vacated Byrd Avenue and vacated Quarry Street as vacated by Ordinance No. 93-6, recorded March 17, 1993 in Volume M93, page 5572, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.

Also beginning at a point which is South 0°06' West a distance of 388.5 feet from the section corner common to Sections 17, 18, 19 and 20 in Township 38 South, Range 9 E.W.M., Klamath County, Oregon, thence continuing South 0°06' West a distance of 300 feet to the Northeast corner of Chelsea Addition to the City of Klamath Falls, Oregon; thence along the North boundary line of Byrd Avenue in Chelsea Addition North 89°49' West a distance of 174.2 feet to the East line of Quarry Street extended; thence North 0°06' East along the East boundary of Quarry Street extended a distance of 300 feet to a point; thence South 89°49' East a distance of 174.2 feet to the point of beginning.

ALSO a tract of land situated in the NE 1/4 NE 1/4 of Section 19, Township 38 South, Range 9 E.W.M., and being the Easterly 30 feet of the following described parcel: Beginning at the Section corner common to Sections 17, 18, 19 and 20, said Township and Range; thence S. 0°06' W. along the East line of said Section 19, a distance of 388.5 feet to a point; thence N. 89°49' W. a distance of 174.2 feet to a point; thence S. 0°06' W. a distance of 89 feet to the true point of beginning of this description; thence continuing S. 0°06' W. a distance of 211 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence N. 0°06' E. a distance of 211 feet to a point; thence S. 89°49' E. 60 feet to the point of beginning.

ALSO

Lots 1, 2, 3, 4, 5 and 6 in Block 5 of OPPORTUNITY ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less the portion in highway described in Deed Volume 181 Page 29.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$620,000.00**. (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.

Dated this 6 day of November, 2013.

Campus Greens, LLC, an Oregon limited liability company

By: William Henry Hampton III and Helen Louise Hampton Revocable Inter Vivos Trust established November 17, 2005


By: William Henry Hampton, Trustee


By: Helen Louise Hampton, Trustee

APN: R432222

Statutory Warranty Deed
- continued

File No.: 7021-2161865 (ALF)

STATE OF _____

County of _____

*Please see
attached*

This instrument was acknowledged before me on this _____ day of _____, 20____
by _____ as of Campus Greens, LLC, an Oregon limited liability company, on behalf of the .

Notary Public for _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California)
COUNTY OF Riverside)

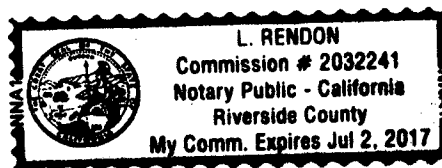
On November 6, 2013 before me, L. Rendon, Notary Public, personally appeared William Henry Hampton and Helen Louise Hampton who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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

L. Rendon



This area for official notarial seal.

OPTIONAL SECTION CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S) TITLE(S)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: statutory Warranty Deed
NUMBER OF PAGES 4 DATE OF DOCUMENT October 4, 2013

SIGNER(S) OTHER THAN NAMED ABOVE _____