

Antic Title  
MTC 102458

2015-001192

Klamath County, Oregon

02/10/2015 02:35:00 PM

Fee: \$62.00

AFTER RECORDING RETURN TO:

TICOR TITLE  
227 NW 3rd St  
Corvallis OR  
97330

AFFIDAVIT OF COMPLIANCE WITH ORS CHAPTER 89, OR Laws 2014  
RELATING TO MANUFACTURED DWELLING PARK SALE OR TRANSFER

STATE OR CALIFORNIA )  
County of SANTA )s.s.

I, MARC D. MEZZETTA, being first duly sworn, depose and say that

1. I am (check applicable box)

☒ the owner of

☐ the (title:) \_\_\_\_\_ of (name:) \_\_\_\_\_, who is the owner of

the following described property, referred to in this Affidavit as the "Park," described as (insert park name) Lakeview Mobile Home Park

See legal description on attached Exhibit "A"

2. I hereby certify as follows (check one or more as applicable):

☐ a. With reference to an offer by the owner for the sale of the Park, the owner has complied with the provisions of Chapter 89, Oregon Laws 2014;

☒ b. With reference to an offer received by the owner for the purchase of the Park, or with reference to a counteroffer that the owner intends to make, or has made, for the sale of the Facility, the owner has complied with the provisions of Chapter 89, Oregon Laws 2014;

☐ c. Notwithstanding compliance with the provisions of Chapter 89, Oregon Laws 2014, no contract for the sale of the Park has been executed between the owner and a facility purchase association, tenants' association or tenants' association supported nonprofit organization;

☐ d. The provisions of Chapter 89, Oregon Laws 2014 do not apply to this specific sale or transfer of the Park.

3. There is no outstanding right to purchase the Park under Chapter 89, Oregon Laws 2014.

4. Notice of the Sale or Transfer was given to the Office of Manufactured Dwelling Park Community Relations of the Housing and Community Services Department pursuant to Chapter 89, Oregon Laws 2014.

62.00

Ernest P. W. Hunter

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

*See Attached*

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 Sonoma

Subscribed and sworn to (or affirmed) before me on this 4th day of February, 20 15, by MARC D. MEZZETTA, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Catherine N. Sowell (Seal)



Attached to Affidavit of Compliance With  
ORS Chapter 89, Or Laws 2014 Relating to  
Manufactured Dwelling Park Sale or Transfer  
dated 2/4/15, 3 pages.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

The following described property in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly right of way line of the Old Dalles – California Highway which bears North 89° 42' West 770.8 feet; thence South 6° 2' West 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway South 6° 2' West 575.3 feet; thence South 16° 26' West 73.8 feet; thence North 89° 42' West 475.4 feet; thence along the forty line North 2° 32' East 643.8 feet; thence South 89° 42' East 528.4 feet to the place of beginning, being a portion of the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272, page 92, Deed Records of Klamath County, Oregon

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135, page 571, Deed Records of Klamath County, Oregon.

**PARCEL 2:**

A tract of land lying in the NE1/4NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles – California Highway, which bears North 89°42' West a distance of 710.5 feet and thence South 6°02' West a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South 89°09' East a distance of 300 feet to a point; thence South 6°02' West a distance of 145.9 feet to a point; thence North 89°09' West a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North 6°02' East a distance of 145.9 feet to the point of beginning.

(Legal Description Continued)

PARCEL 3:

A tract of land situated in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right of way line of the original Dalles-California Highway (now known as Wocus Road) which lies North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 181.6 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian and running thence: continuing South 6° 02' West along the Westerly right of way line of the original Dalles – California Highway a distance of 161.5 feet to an iron pin; thence North 89° 42' West parallel to the North line of said Section 18 a distance of 528.4 feet to an iron pin on the 40 line; thence North 2° 32' East along the 40 line a distance of 160.7 feet to an iron pin; thence South 89° 42' East parallel to the North line of said Section 18 a distance of 538.1 feet, more or less, to the point of beginning, EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded in Volume 135, Page 324, Deed records of Klamath County, Oregon, AND EXCEPTING THEREFROM any portion thereof lying west of the relocated The Dalles – California Highway (U.S. Highway 97)

TOGETHER WITH the following described tract of land: Beginning at a point on the Easterly right of way line of the Dalles – California Highway (U.S. Highway 97), said point being North 06° 41' 36" West 0.99 feet from the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence South 88° 16' 38" West 4.14 feet; thence South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 0.84 feet to the South line of said parcel and the North line of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 161.65 feet to the South line of said Parcel 1 and the North line of that parcel described Volume 135, Page 571, Deed Records of Klamath County, Oregon; thence continuing South 05° 56' 28" East 4.96 feet; thence South 89° 35' 46" East 4.42 feet to said Easterly right of way line; thence Northerly along the arc of a 7212.00 foot radius curve to the left through a delta angle of 0° 02' 22", the long chord of which bears North 05° 23' 07" West 4.96 feet, to the Northeast corner of said parcel and the Southeast corner of that parcel described as Parcel 1 in Volume 135, Page 324, Deed Records of Klamath County, Oregon; thence Northerly along the Easterly line of said Parcel 1 161.69 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle of 1° 17' 04", the long cord of which bears North 06° 02' 50" West 161.68 feet, to the Northeast corner of said Parcel 1 and the Southeast corner of that parcel described in Volume 135, Page 511, Deed Records of Klamath County, Oregon; thence Northerly along the East line of said Parcel 0.99 feet on the arc of a 7212.00 foot radius curve to the left through a delta angle 00°00'28", the long chord of which bears North 06°41'36" West 0.99 feet, to the point of beginning;