

2016-013596

Klamath County, Oregon

12/21/2016 01:36:01 PM

Fee: \$67.00

SPECIAL WARRANTY DEED

THE SAGENE GROUP, LTD.,
an Oregon limited partnership
1747 Skyline Boulevard
Eugene, Oregon 97403

Grantor

KLAMATH HOUSING AUTHORITY,
an Oregon housing authority
1445 Avalon Street
Klamath Falls, Oregon 97603

Grantee

After recording return to:

Brian G. Dasso, Attorney
Small Business Legal Clinic
310 SW Fourth Avenue, Suite 1018
Portland, Oregon 97204

Until a change is requested, all tax statements shall be sent to
the following address:

KLAMATH HOUSING AUTHORITY
Attn.: Diana Otero, Executive Director
1445 Avalon Street
Klamath Falls, Oregon 97603

SPACE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE SAGENE GROUP, LTD., an Oregon limited partnership, who took title as Fenner/Sagene Group, Ltd., a co-partnership, as Grantor, conveys and specially warrants to **KLAMATH HOUSINGS AUTHORITY**, an Oregon housing authority, as Grantee, the real property described on the attached Exhibit A, free of encumbrances created or suffered by Grantor except as set forth on the attached Exhibit B.

Notice Required by ORS 93.040 (2010 ed.): 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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.

The true consideration for this conveyance is \$435,000.00.

DATED this 14th day of DECEMBER, 2016.

By: GRANTOR:

THE SAGENE GROUP, LTD,
an Oregon limited partnership

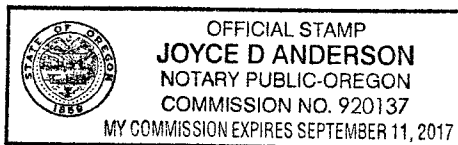
By: James H. Douglas
Name: JAMES H. DOUGLAS
Title: authorized signer

STATE OF OREGON)

County of Lane)

) ss.

This instrument was acknowledged before me on December 14, 2016, by JAMES H. DOUGLAS,
authorized signer for THE SAGENE GROUP, LTD, an Oregon limited partnership.



[Signature]
Notary Public for Oregon

My Commission Expires: 9-11-17

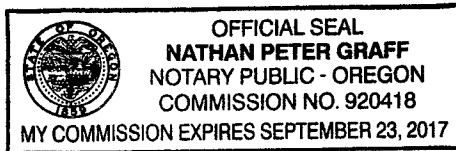
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FENNER, Partner

Lois Fenner
LOIS FENNER, Partner
FENNER/SAGENE GROUP, LTD, a Co-Partnership

STATE OF OREGON)
County of Benton) ss.
)

This instrument was acknowledged before me on December 19, 2016, by LOIS FENNER, Partner of FENNER/SAGENE GROUP, LTD, a Co-Partnership.



[Signature]
Notary Public for Oregon
My Commission Expires: 9/23/2017

EXHIBIT A

Merrill Apartments
656 3rd Street
Merrill, Oregon

Legal Description:

PARCEL 1

The following described real property in Klamath County, Oregon:
A tract of land situated in Tract 18, "MERRILL TRACTS", in the
SW ¼ SE ¼ of Section 2, Township 41 South, Range 10 East of the
Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the Westerly extension
of the North line of Third Street, "HODGES ADDITION TO MERRILL"
said point being West a distance of 120 feet from the one-half
inch iron pin marking the Southeast corner of Block 4, "HODGES
ADDITION TO MERRILL": thence West along said Westerly extension a
distance of 120.00 feet to a one-half inch iron pin; thence North 00°
25' West a distance of 112.50 feet to a one-half inch iron pin;
thence East parallel with the South line of said Tract 18, "MERRILL
TRACTS" a distance of 120.00 feet to a one-half inch iron pin; thence
South 00° 25' East a distance of 112.50 feet to the point of beginning.

PARCEL 2

A tract of land situated in Tract 18, MERRILL TRACTS, in the SW ¼ SE ¼
of Section 2, Township 41 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as
follows:

Beginning at one-half inch iron pin on the westerly extension of
the North line of Third Street, Hodges Addition to Merrill, said point
being West a distance of 240.00 feet from the one-half inch iron pin
marking the Southeast corner of Block 4, HODGES ADDITION TO MERRILL;
thence West along said Westerly extension a distance of 117.37 feet
to a one-half inch iron pin on the West line of said Tract 18, Merrill
Tracts and on the East line of the drain ditch easement as described in
Deed Volume 43 at page 239, Deed Records of Klamath County Deed Oregon;
thence North 00° 01' 00" West along said line a distance of 112.50 feet to a one-
half inch iron pin: thence East parallel with the South line of said
Tract 18 a distance of 116.60 feet to a one-half inch iron pin; thence
South 00° 25' East a distance of 112.50 feet to the point of beginning

EXHIBIT B

Merrill Apartments
656 3rd Street
Merrill, Oregon

Exceptions to Title:

- 1) Acceptance of Terms and Condition of Reclamation Extension Act (approved August 13, 1914) from N.S. Merrill to United States recorded in Volume 43, page 72, Deed Records of Klamath County, Oregon.
- 2) Easements as contained in Deed from N.S. Merrill to United States, recorded in Volume 43, page 239, Deed of Records of Klamath County, Oregon, as follows:

"the perpetual right or easement to enter at all times and excavate, maintain and operate a drainage ditch"

- 3) A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$194,700.00

Mortgagor: Fenner-Sagene Group Ltd., a co-partnership

Mortgagee: United States of America acting through the Farmers Home Administration

Dated: July 29, 1975

Recorded: August 5, 1975

Instrument No.: M75, page 9100

An agreement to modify the terms and provisions of said Deed of Trust as therein provided:

Recorded: September 11, 2015

Instrument No.: 2015-010103



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2016- 37

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

THE SAGENE GROUP LTD

Grantee

KLAMATH HOUSINGS AUTHORITY

Signed on (date)

12-14-16

and for consideration of

\$ 435,000.00

Assessor's signature

Ld Hill

Date

12/21/16

150-310-411 (Rev. 10-15)

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distance of 120.00 feet to a one-half inch iron pin; thence North 00°
25' West a distance of 112.50 feet to a one-half inch iron pin;
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