

2017-014278

Klamath County, Oregon

12/15/2017 12:19:01 PM

Fee: \$57.00

RECORDING REQUESTED BY:



1211 SW Fifth Ave., Ste 2130
Portland, OR 97204

AFTER RECORDING RETURN TO:

Shasta Glen MHC, LLC, a Delaware limited liability company
3461 Brookside Road. Suite C
Stockton, CA 95219

SEND TAX STATEMENTS TO:

Shasta Glen MHC, LLC
3461 Brookside Road. Suite C
Stockton, CA 95219

APN: R-3909-011BD-06100-000
4647 Winter Avenue
Klamath Falls, OR 97603-2406

RECORDING REQUESTED BY AMERITITLE
ORDER NO. 195786AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Shasta Glen Manufactured Home Park, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Shasta Glen MHC, LLC, a Delaware limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,200,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 12/12/17; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Shasta Glen Mobile Home Park LLC, an Oregon limited liability company

BY: Dwight W Konrad
Dwight W Konrad, Manager

State of Hawaii

County of Honolulu

This instrument was acknowledged before me on Dec. 12, 2017 by Dwight W. Konrad, Manager, as for Shasta Glen Manufactured Home Park LLC., an Oregon limited liability company.

Barbara Nall
Notary Public Barbara Nall

My Commission Expires: 9-21-2019

Doc. Date: - # Pages: 3
Notary Name: Barbara Nall First Circuit
Doc. Description: Statutory
Warranty Deed
Barbara Nall 12/12/2017
Notary Signature Date

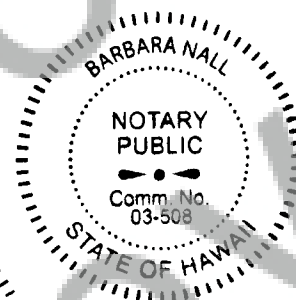
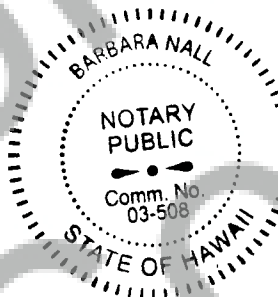


EXHIBIT "B"

Exceptions

Subject to:

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: The California Oregon Power Company, Recorded: December 18, 1947
Volume: 215, page 47, Deed Records

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company
Recorded: December 21, 1997
Volume: M97, page 38319

Grant of License, including the terms and provisions thereof,
Recorded: September 3, 2014
Instrument No.: 2014-009129

The rights of tenants or a tenants committee to purchase a manufactured dwelling park, under ORS 90.842 to 90.850.

EXHIBIT "A"

195786AM

A tract of land situated in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southwest corner of said S1/2 SE1/4 NW1/4; thence North along the West line of said S1/2 SE1/4 NW1/4 a distance of 301.4 feet to the South line of parcel described in deed from Klamath Theaters, Inc., to Klamath County, recorded in Volume 323, page 680, Deed Records of Klamath County, Oregon, said point being on the South line of Winter Avenue; thence North 88°58' East along said South line a distance of 197.1 feet; thence North 0°38' West a distance of 361.2 feet to the North line of said S1/2 SE1/4 NW1/4; thence East along the North line of said S1/2 SE1/4 NW1/4 to the Northwest corner of Parcel conveyed to Samuel R. Warren, et ux by Deed recorded in Volume M69, page 7589, Microfilm Records of Klamath County, Oregon; thence South 0°06'30" West a distance of 660.5 feet, more or less, to the Southwest corner of parcel described as Parcel 1 in Deed from Klamath Theaters, Inc. to James E. Gellat, recorded in Volume M70, page 5573, records of Klamath County, Oregon, said point being on the South line of said S1/2 SE1/4 NW1/4; thence South 89°43' West along said South line a distance of 1013.23 feet, more or less to the point of beginning.