



THIS SPACE RESERVED FOR

2019-004014

Klamath County, Oregon

04/15/2019 02:14:01 PM

Fee: \$97.00

After recording return to:

Homedale Terrace Homes and Land LLC, an Oregon

Limited Liability Company

2730 Heritage Court

Klamath Falls, OR 97603

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

Homedale Terrace Homes and Land LLC, an Oregon

Limited Liability Company

2730 Heritage Court

Klamath Falls, OR 97603

File No. 284669AM

STATUTORY WARRANTY DEED

Homedale Terrace Mobile Home Park, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Homedale Terrace Homes and Land LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

See Exhibit A attached

The true and actual consideration for this conveyance is \$225,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 11 day of April, 2019

Homedale Terrace Mobile Home Park LLC

By:

Trey Owen, Vice President of FB Owen, Inc.
an Oregon Corporation, Member

State of Oregon } ss

County of Jackson }

On this 11 day of April, 2019, before me, Deniene M. Romero a Notary Public in and for said state, personally appeared Trey Owen, Vice President of FB Owen Inc., as managing member of Homedale Terrace Mobile Home Park LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deniene M. Romero
Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: March 12, 2022

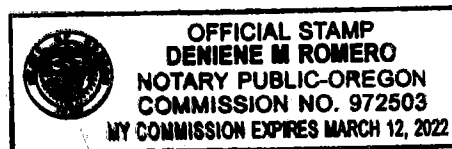


EXHIBIT "A"

PARCEL 1:

Lots 2, 4, 6, 7, 8, 13, 14, 15 and 17 Tract 1407 - Homedale Terrace, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Parcels 1, 2 and 3, Land Partition 23-17 a replat of Lot 34, Lot 35 and Lot 36 of Tract 1407 Homedale Terrace in the SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004322.

PARCEL 3:

Parcels 1 and 2, Land Partition 24-17 a replat of Lot 22 and Lot 23 of Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004323.

PARCEL 4:

Parcels 1 and 2, Land Partition 25-17 a replat of Lot 21 and Lot 24 of Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004324.

PARCEL 5:

Parcels 1 and 2, Land Partition 26-27 a replat of Lot 20 and Lot 25 of Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004325.

PARCEL 6:

Parcels 1 and 2, Land Partition 27-17 a replat of Lot 19 and Lot 26 of Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004326

PARCEL 7:

Parcels 1 and 2, Land Partition 28-17 a replat of Lot 18 and Lot 27 of Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon and recorded April 10, 2018 as Instrument No. 2018-004327

PARCEL 8:

Parcels 1, 2 and 3, Land Partition 31-17 a replat of Lot 28, Lot 29, and Lot 30 of Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004328.

PARCEL 9:

Parcels 1, 2 and 3 Land Partition 32-17 a replat of Lot 31, Lot 32, and Lot 33 Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004329