

RECORDING REQUESTED BY:



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

**AFTER RECORDING RETURN TO:**

Shasta Glen MHP LP, LLC, a Delaware limited liability company  
3500 East Coast Highway, Suite 100  
Corona Del Mar, CA 92625

**SEND TAX STATEMENTS TO:**

Shasta Glen MHP LP, LLC  
3500 East Coast Highway, Suite 100  
Corona Del Mar, CA 92625

R552262 and R-3909-011BD-06100-000  
4647 Winter Avenue, Klamath Falls, OR 97603

**2019-009661**

Klamath County, Oregon

08/22/2019 03:09:02 PM

Fee: \$112.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED - STATUTORY FORM**

Shasta Glen MHC, LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to Shasta Glen MHP LP, LLC, a Delaware limited liability company, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

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

The true consideration for this conveyance is Three Million Two Hundred Thousand And No/100 Dollars (\$3,200,000.00).

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.

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

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

Dated: AUGUST 16, 2019 effective as of August 22, 2019.

SHASTA GLEN MHC, LLC, a Delaware  
limited liability company

By: MHC Manager, LLC, a California  
limited liability company its Co-Manager

By: [Signature]  
Bruce Davies, Manager

By: MHC Manager 1, LLC, a California limited  
liability company, its Co-Manager

By: \_\_\_\_\_  
Jordan Wadsworth, Co-Trustee of The Jordan  
and Lacey Wadsworth Revocable Trust dated  
September 18, 2015

By: \_\_\_\_\_  
Lacey Wadsworth, Co-Trustee of The Jordan  
and Lacey Wadsworth Revocable Trust dated  
September 18, 2015

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Bruce Mayer Davies, as Manager  
for MHC Manager, LLC, a California limited liability company Co-Manager for Shasta Glen MHC, LLC.

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

State of Oregon  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Jordan R. Wadsworth, Trustee of  
the Jordan and Lacey Wadsworth Revocable Trust dated September 18, 2015 as Manager for MHC Manager 1,  
LLC as Co-Manager Shasta Glen MHC, LLC.

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

**SPECIAL WARRANTY DEED - STATUTORY FORM**

(continued)

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

Dated: \_\_\_\_\_

SHASTA GLEN MHC, LLC, a Delaware  
limited liability company

By: MHC Manager, LLC, a California  
limited liability company its Co-Manager

By: \_\_\_\_\_  
Bruce Davies, Manager

By: MHC Manager 1, LLC, a California limited  
liability company, its Co-Manager

By: \_\_\_\_\_  
Jordan Wadsworth, Co-Trustee of The Jordan  
and Lacey Wadsworth Revocable Trust dated  
September 18, 2015

By: \_\_\_\_\_  
Lacey Wadsworth, Co-Trustee of The Jordan  
and Lacey Wadsworth Revocable Trust dated  
September 18, 2015

State of Oregon  
County of \_\_\_\_\_

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\_\_\_\_\_  
Notary Public - State of Oregon

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State of Oregon  
County of \_\_\_\_\_

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LLC as Co-Manager Shasta Glen MHC, LLC.

\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

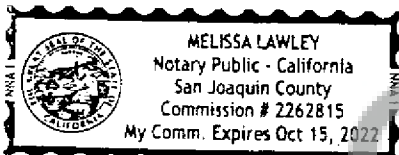
State of California

County of San Joaquin }

On 8/16/19 before me, Melissa Lawley, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Bruce Davies  
Name(s) of Signer(s)

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 Melissa Lawley  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

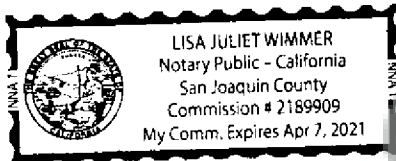
State of California

County of San Joaquin }

On August 17, 19 before me, Lisa Juliet Wimmer, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jordan Wadsworth, Lacey Wadsworth  
Name(s) of Signer(s)

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 Lisa Juliet Wimmer

Place Notary Seal and/or Stamp Above

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Special Warranty Deed

Document Date \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer - Title(s): \_\_\_\_\_  
☐ Partner - ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer - Title(s): \_\_\_\_\_  
☐ Partner - ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

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.

Being further described as follows:

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 more particularly described as follows:

Beginning at the Southwest corner of said S1/2 SE1/4 NW1/4; thence North 00°09'48" East along the West line of said S1/2 SE1/4 NW1/4 a distance of 300.80 feet; thence North 89°45'05" East a distance of 197.26 feet; thence North 00°00'28" West a distance of 361.25 feet; thence North 89°47'46" East a distance of 814.15 feet; thence South 00°04'40" East a distance of 660.41 feet; thence South 89°41'42" West a distance of 1013.05 feet to the point of beginning.

**EXHIBIT "B"**  
**Exceptions**

**Subject to:**

The 2019-2020 Taxes: A lien not yet due or payable.

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

Conditional Use Permit No. 7-95, including the terms and provisions thereof;

Recorded: May 11, 1995

Instrument No. M95, page 12252

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

Matters as disclosed by Survey by Adkins Engineering & Surveying, dated July 23, 2019, revised July 29, 2019 and last revised August 6, 2019, Job No. 3656-01, as follows:

A. Encroachment by Mobile/Manufactured Home No.(s) 17, 65, 74 and 90 into the California Oregon Power Company Easement area recorded in V 215, Page 417, Records of Klamath County, Oregon.