

MTC322440AM
After recording, return to:

2019-014196
Klamath County, Oregon
12/06/2019 12:30:04 PM
Fee: \$112.00

Altamont Mobile Estates
Attn: Scott Fishkind
4909 Cordell Avenue
Bethesda, Maryland 20814

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

Altamont Mobile Estates
Attn: Scott Fishkind
4909 Cordell Avenue
Bethesda, Maryland 20814

STATUTORY GENERAL WARRANTY DEED

Altamont Mobile Home Park, LLC, an Oregon limited liability company ("Grantor"), conveys and warrants to **Altamont Estates MHC, LLC**, an Oregon limited liability company ("Grantee"), that certain real property situated in the City of Klamath Falls, County of Klamath, State of Oregon, legally described on Exhibit A attached hereto and made a part hereof, together with any and all buildings, structures and improvements located thereon and all rights, benefits, privileges, tenements, hereditaments and appurtenances belonging or pertaining thereto, including all right, title and interest of Grantor in and to all minerals, oil, gas and other hydrocarbon substances thereon, all development rights, air rights, water, water rights and water stock relating thereto and all of Grantor's right, title and interest in and to all streets, alleys, easements and rights-of-way thereon, adjacent thereto, or used in connection therewith, free of encumbrances except as specifically set forth on Exhibit B attached hereto and made a part hereof.

The true consideration for this conveyance is One Thousand Dollars (\$1,000.00) and other good and valuable consideration.

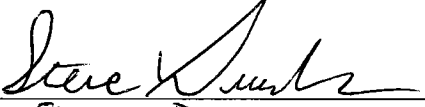
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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

112 #44

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

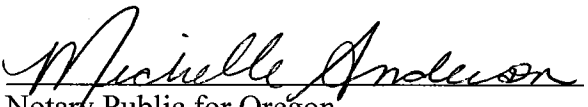
Dated this 4 day of December, 2019.

Altamont Mobile Home Park, LLC,
an Oregon limited liability company

By: 
Name: Steve Duerksen
Title: Representative / Trustee

STATE OF OREGON)
) ss.
County of Benton)

This instrument was acknowledged before me on this 22nd day of November, 2019, by Steve Duerksen as representative of **Altamont Mobile Home Park, LLC**, an Oregon limited liability company.


Notary Public for Oregon
My Commission Expires: Jan. 25th 2022

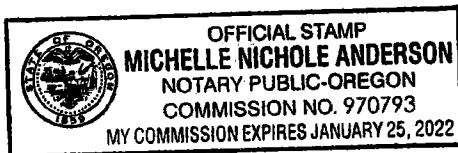


EXHIBIT A

Legal Description

Tract 13 and 14 of Subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of 33 and 34 of ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon, EXCEPT the East 10 feet thereof, conveyed to Klamath County, in Volume 168 at page 535, Deed Records of Klamath County, Oregon.

AND EXCEPT that portion of Lots 13 and 14 lying within the boundaries of the USBR A-3-F Lateral Canal.

NOTE: This legal description was created prior to January 1, 2008.

EXHIBIT B
Permitted Encumbrances

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Permitted Encumbrances

1. Taxes assessed under Code No. 041 Account No. 578501 Map No. 3909-015BA-01000
The 2019-2020 Taxes: \$10,823.10, plus interest, unpaid.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath County Drainage
(Current as of date of policy)
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
(Current as of date of policy)
4. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.
(Current as of date of policy)
5. Regulations including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Volume M83 at page 8062, Microfilm Records of Klamath County, Oregon.
(Current as of date of policy)
6. 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: United States re: Kingsley Field
Recorded: August 13, 1964
Volume: 355, page 317
7. 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: March 18, 1981
Volume: M81, page 4911
8. 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: South Suburban Sanitary District
Recorded: June 15, 1983
Volume: M83, page 9352
9. 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: C.P. National Corporation
Recorded: July 6, 1983
Volume: M83, page 10649
10. Agreement and the terms and conditions contained therein
Between: Falcon Cable Systems Company II, LP
And: Jerry Duerken
Purpose: Nonexclusive Installation and Service Agreement

Recorded: May 29, 2013
Instrument No.: 2013-006015

11. Matters as disclosed by Survey by McBride Surveying & Mapping,
Dated: November 18, 2019
Job No: 1108-19
As Follows:
List of Encroachments:
Drainage pipe overlaps property line up to 4.2' +/-
Utilities along Anderson Ave overlap property line up to 1.3' +/-
12. Rights of parties entitled to possession, as set forth on Schedule C.
13. Financing Statement from Altamont Estates MHC, LLC, as Debtor, to Wells Fargo Bank National Association, as Secured Party and Fannie Mae, as Assignee of Secured Party, and recorded in ProForma, as File No. 2019-ProForma.
14. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,696,000.00
Dated: ProForma
Trustor/Grantor: Altamont Estates MHC, LLC, an Oregon limited liability company
Trustee: AmeriTitle
Beneficiary: Wells Fargo Bank, National Association
Recorded: ProForma
Instrument No.: 2019-ProForma
20. Assignment of Security Instrument by Wells Fargo Bank, National Association to Fannie Mae, dated: ProForma, 2019 and recorded: ProForma, 2019, in the aforesaid filing office in 2019-ProForma.

Verified Correct Copy of Original 5/21/2019

Filed

MAY 21 2019

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF BENTON
120 NW 4th St Corvallis Oregon 97330

Benton County Circuit Court
Corvallis, Oregon
Entered _____

In the Matter of:

Case No: 19PB03953

Jerry L Duerksen

Deceased

LETTERS TESTAMENTARY

The court certifies that:

The will of Jerry L Duerksen, deceased, has been proved.

Steven L Duerksen has been appointed Personal Representative of the will and estate of the decedent.

The authority of the Personal Representative shall expire, and these Letters shall be of no further effect after 08/19/2020 unless and until renewed in writing as authorized by the Court.

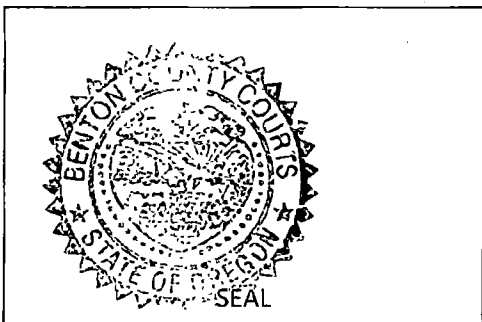
5/21/2019

Date



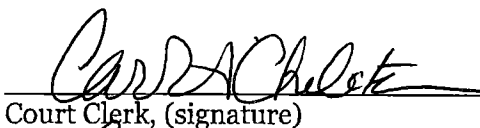
Court Clerk, (signature)

Carol Chilcote



I certify that the Letters Testamentary in this case are still in full force and effect and have not been revoked or set aside. I certify that this is a true, complete, and accurate copy of the original Letters Testamentary filed in this case.

November 13, 2019
Date



Court Clerk, (signature)

Carol Chilcote
Print Name

