



THIS SPACE RESERVED FOR

2022-008487
Klamath County, Oregon
07/12/2022 01:38:01 PM
Fee: \$97.00

After recording return to:

Bartlett Terrace, LLC
853 S. Alameda Ave.
Klamath Falls, OR 97603

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

Bartlett Terrace, LLC
853 S. Alameda Ave.
Klamath Falls, OR 97603
File No. 539781AM

STATUTORY WARRANTY DEED

Keith McClung,

Grantor(s), hereby convey and warrant to

Bartlett Terrace, 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:

Lots 37 and 38, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

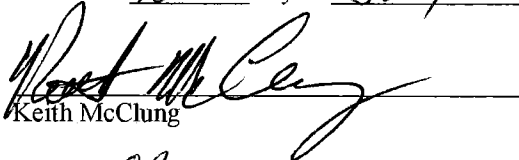
The true and actual consideration for this conveyance is \$524,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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.

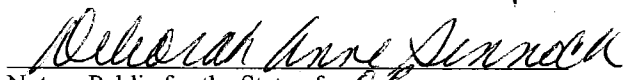
Dated this 12th day of July, 2022.

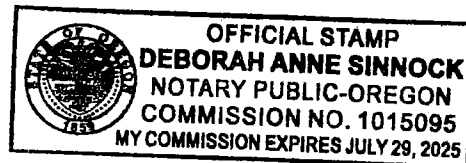

Keith McClung

State of OR } ss
County of Klamath

On this 12th day of July, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Keith McClung, 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.


Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 7-29-25



AFTER RECORDING RETURN TO:

File No. 539781AM

AFFIDAVIT OF COMPLIANCE RECORDED UNDER ORS 90.850
RELATING TO FACILITY PURCHASE BY TENANTS

I, Keith McClung, being first duly sworn, depose and say that:

1. I am (check applicable box)



the owner of, or



the (title:) Bartlett Mobile Home Village, of (name:) KEITH MCCLUNG, who is the owner of the following described property, referred to in this Affidavit as "the Facility," known as (Manufactured Dwelling Park or Marina name): Bartlett Mobile Home Park, with the following legal description:

See legal description on attached Exhibit "A"

2. I hereby certify as follows (check any box that applies):



a. With reference to an offer by the owner for the sale of the Facility, the owner has complied with the requirements of ORS 90.842, 90.844 and 90.846.



b. With reference to an offer received by the owner for the purchase or transfer of the Facility, or with reference to a counteroffer that the owner has made or intends to make for the sale of the Facility, the owner has complied with the requirements of ORS 90.842, 90.844 and 90.846.



c. The owner has not entered into a contract for the sale or transfer of the Facility to an entity formed by or associated with the tenants.



d. Pursuant to ORS 90.848, the requirements of ORS 90.842, 90.844 and 90.846 do not apply to the particular sale or transfer of the Facility by the owner to _____ under agreement dated _____.

KEITH MCCLUNG
Print Name: Keith McClung

Keith McClung

State of OR)

) ss.

County of Klamath)

SUBSCRIBED AND SWORN TO before me this 12th day of July, 2022, by
Keith McClung, as OWNER of
Bartlett Mobile Home Village.

Deborah Anne Sinnock
Notary Public for Klamath Co
My commission expires: 7-24-25

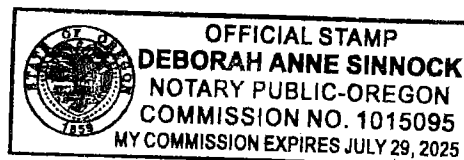


Exhibit "A"

Lots 37 and 38, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.