

AFTER RECORDING RETURN TO:

First American Title
1380 17th Street
Denver, CO 80202

AmeriTitle File No. 322446AM

AFFIDAVIT OF COMPLIANCE RECORDED UNDER ORS 90.850
RELATING TO MANUFACTURED DWELLING PARK PURCHASE BY TENANTS

I, Joel Mazur, being first duly sworn, depose and say that:

1. I am (check applicable box)

☐

the owner of, or

☒

the (title:) Manager of Charms Communities, LLC, a Maryland limited liability company which is the Manager of Altamont Estates MHC, LLC, who is the owner of the following described property, referred to in this Affidavit as "the Park," known as Altamont Estates MHC, 3333 Anderson Avenue, Klamath Falls, OR, with the following legal description:

See legal description on attached Exhibit "A"

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

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

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

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

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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 Park by the owner to _____ under agreement dated _____.

Joel Mazur
Print Name: Joel Mazur

Print Name: _____

State of Michigan
County of Oakland) ss.

SUBSCRIBED AND SWORN TO before me this 11 day of September, 2021, by
Joel Mazur, as Manager of Charms Communities, LLC, a
Maryland limited liability company which is the Manager of Altamont Estates MHC, LLC.

Rachel Mann
Notary Public for Oakland
My commission expires: 09/21/2027

RACHEL MANN
Notary Public, State of Michigan
County of Oakland
My Commission Expires 09-21-2027
Acting in the County of Oakland

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.