

2025-004910

Klamath County, Oregon

06/25/2025 09:42:01 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Alan Mouchawar
517 Emerald Bay
Laguna Beach, CA 92651

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

I, Alan Mouchawar, being first duly sworn, depose and say that:

1. I am (check applicable box)

- ☐ the owner of, or
- ☒ the Successor Trustee of the Helga Mouchawar Trust, who is the owner of the following described property, referred to in this Affidavit as "the Park," known as Villa West Mobile Home Estates with the following legal description: See 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 Park, 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 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.
- ☐ 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.
- ☐ 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 _____.

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

The Helga Mouchawar Trust

BY 

Alan Mouchawar
Successor Trustee

*See Attached Notary Acknowledgement

CHICAGO TITLE 472525002552

ACKNOWLEDGMENT

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 Orange

On June 21, 2025 before me, Courtney Villarina, Notary Public
(insert name and title of the officer)

personally appeared Alan Mouchawar,
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 _____ (Seal)

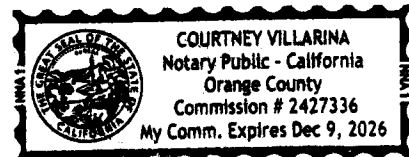


EXHIBIT "A"
LEGAL DESCRIPTION

All of Blocks 8 and 9 and Lots 1, 2, 3, 4, and 5 in Block 10 of vacated Fairfield situated in SE1/4 SW1/4 Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. All of the vacated alleys running through said Blocks 8 and 9; all of vacated Heather (Sunrise) Street lying between Blocks 8 and 9; all of the North half of vacated Elk (Ailsa) Avenue between Greensprings Drive and Lilac (Kesterson) Street; the West half of vacated Lilac (Kesterson) Street adjoining Block 9 and the North half of vacated Elk Avenue; and the East half of vacated Lilac (Kesterson) Street adjoining Lots 1, 2, 3, 4 and 5 in Block 10; all in vacated Fairfield. Together with easement for a road right of way upon and across the Southerly 30 feet of vacated (Elk) Ailsa Street from Greensprings Highway Easterly to the Easterly boundary of vacated Kesterson Street, all in Fairfield Addition, Klamath County, Oregon.