

2025-004911

Klamath County, Oregon

06/25/2025 09:42:01 AM

Fee: \$107.00

AFTER RECORDING RETURN TO:

Order No.: 472525002552-KE
SKC CZC, LLC
16035 NW Claremont Drive
Portland, OR 97229

SEND TAX STATEMENTS TO:

SKC CZC, LLC
16035 NW Claremont Drive
Portland, OR 97229

APN: 534755
Map: 3909-005CD-09000
2241 Greensprings Drive, Klamath Falls

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Alan Mouchawar, Successor Trustee of The Helga Mouchawar Trust, Grantor, conveys and warrants to **SKC - CZC, LLC., an Oregon limited liability Company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION FIFTY THOUSAND AND NO/100 DOLLARS (**\$3,050,000.00**). (See ORS 93.030).

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.

CHICAGO TITLE 472525002552

STATUTORY WARRANTY DEED
(continued)

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

Dated: 6-21-25

The Helga Mouchawar Trust

BY

A handwritten signature in black ink, appearing to read "A. Mouchawar", is written over a horizontal line.

Alan Mouchawar
Successor Trustee

*See Attached Notary Acknowledgement

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 Marchawar

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)

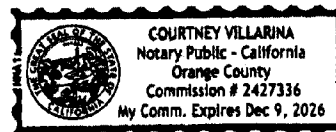


EXHIBIT "A"
LEGAL DESCRIPTION

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.

EXHIBIT "B"
Exceptions

Subject to:

An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company, a Maine corporation

Recorded: August 3, 1970

Instrument No.: M70, page 6513

Order to Vacate - In the Matter of the Vacation of a portion of Fairfield Subdivision, including the terms and provisions thereof,

Recorded: August 7, 1970

Instrument No.: M70, page 6748

An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Pacific Power & Light Company, a corporations, its successors and assigns

Recorded: June 21, 1985

Instrument No.: M85, page 9453

Annexation Agreement, including the terms and provisions thereof,

Recorded: November 12, 1985

Instrument No.: M85, page 18309

Any easements or rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across or upon that portion of the Land referenced herein as vacated street or alley, vacated by instrument number: M70, page 6748