

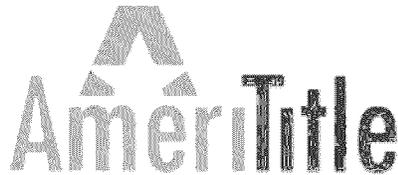
2025-011653
Klamath County, Oregon
12/31/2025 08:50:01 AM
Fee: \$102.00

AFTER RECORDING RETURN TO:

Housing Now, Inc.
1445 Avalon Street
Klamath Falls, Oregon 97603

SEND TAX STATEMENTS TO:

Housing Now, Inc.
1445 Avalon Street
Klamath Falls, Oregon 97603

The logo for AmeriTitle, featuring a stylized house icon above the word "AmeriTitle" in a serif font.

MTC 1039350

WARRANTY DEED - STATUTORY FORM

Liberty Park Village, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Housing Now, Inc., an Oregon nonprofit corporation, Grantee, the improvements located on following real property situated in the City of Klamath Falls, Klamath County, Oregon, to-wit:

See Exhibit A attached hereto.

Subject to and excepting: See Exhibit A attached hereto.

The true consideration for the conveyance is One Dollar (\$1.00) and other good and valuable consideration.

Dated as of the 30 day of December, 2025

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.

LIBERTY PARK VILLAGE, LLC, an Oregon limited liability company

By: Housing Now, Inc., its Manager

By: *Ann Malfavon*
Ann Malfavon
President

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of December, 2025 by Ann Malfavon, President of Housing Now, Inc., the Manager of Liberty Park Village, LLC, on behalf of said company.

Emily Jean Coe
Notary Public for Oregon
Commission No.: 1062023
My Commission Expires: 9/8/2029



EXHIBIT A

Parcel No. 1

Lots 18, 19 and 20 in Block 17 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel No. 2

Lots 14, 15, 16, and 17 in Block 17 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to and excepting:

1. City liens, if any, of the City of Klamath Falls.
(None as of the effective date herein.)
2. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
3. All matters as shown on the official plat of said Land.
4. General Housing Account Program Assignment and Assumption Agreement and Declaration of Restrictive Covenants, including the terms and provisions thereof,
Recorded: August 8, 2018
Instrument No.: 2018-009412
Grantor: Klamath Housing Authority
Grantee: State of Oregon, acting by and through its Housing Community Services Department
5. Mental Health Housing Fund Substance Use Disorder Assignment and Assumption Agreement and Declaration of Restrictive Covenants, including the terms and provisions thereof,
Recorded: August 8, 2018
Instrument No.: 2018-009413
Grantor: Klamath Housing Authority
Grantee: State of Oregon, acting by and through its Housing and Community Services Department
6. 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: PacifiCorp, an Oregon corporation, its successors and assigns
Recorded: January 24, 2019
Instrument No.: 2019-000703
7. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$1,600,000.00
Trustor/Grantor: Liberty Park Village, LLC

Trustee: AmeriTitle, Inc.
Beneficiary: Klamath Housing Authority
Dated: August 6, 2018
Recorded: August 8, 2018
Instrument No.: 2018-009414

8. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$400,000.00
Trustor/Grantor: Liberty Park Village, LLC
Trustee: AmeriTitle, Inc.
Beneficiary: Klamath Housing Authority
Dated: August 6, 2018
Recorded: August 8, 2018
Instrument No.: 2018-009415
9. Rights of tenants under existing leases or tenancies as tenants only and without any other interest in the property or rights to acquire any interest in the property.