

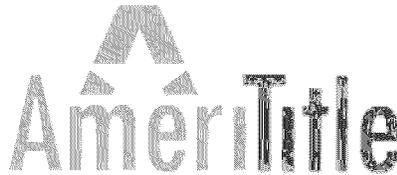
2025-011656
Klamath County, Oregon
12/31/2025 08:53:01 AM
Fee: \$102.00

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 1039335

WARRANTY DEED - STATUTORY FORM

Victory Commons, 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.

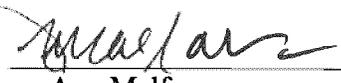
The true consideration for the conveyance is One Dollar (\$1.00) and other good and valuable consideration.

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.

VICTORY COMMONS, LLC, an
Oregon limited liability company

By: Housing Now, Inc., its Manager

By: 
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 Victory Commons, LLC, on behalf of said company.


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



EXHIBIT A

All of Lots 2, 3, 4, 5 and 6, Except the Southerly 35 feet of Lot 6, Block 53, HOT SPRINGS SECOND 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. TOGETHER WITH that portion of vacated alley adjoining said property on the Northeast, said alley vacated by vacation order recorded April 15, 1965, in Book 360 at page 596, Deed Records of Klamath County, Oregon.

The Southerly 35 feet of Lot 6, Block 53, SECOND ADDITION TO HOT SPRINGS 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.

The Southerly 10 feet of Lot 1, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, TOGETHER with that portion of vacated alley lying adjacent to said property, in the County of Klamath, State of Oregon.

Subject to and excepting:

1. City liens, if any, of the City of Klamath Falls.
2. Restrictions as shown on the official plat of 2nd Hot Springs Addition.
3. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
4. Rights of tenants under existing leases or tenancies.
5. General Housing Account Program Grant Agreement and Declaration of Restrictive C, including the terms and provisions thereof,
Recorded: March 25, 2016
Instrument No.: 2016-003178

Amended by Amendment to Grant Agreement, including the terms and provisions thereof,
Recorded: October 24, 2016
Instrument No.: 2016-011283
6. Assignment and Assumption Agreement, including the terms and provisions thereof,
Recorded: March 25, 2016
Instrument No.: 2016-003179
7. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: April 22, 2016
Instrument No.: 2016-004106

8. 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
Recorded: June 23, 2016
Instrument No.: 2016-006664
9. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$2,058,318.00
Trustor/Grantor: Victory Commons, LLC
Trustee: AmeriTitle, Inc.
Beneficiary: Klamath Housing Authority
Dated: October 17, 2016
Recorded: November 3, 2016
Instrument No.: 2016-011793
10. 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.

Unofficial
Copy