

2025-011658
Klamath County, Oregon
12/31/2025 09:05:01 AM
Fee: \$112.00

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 1039326

WARRANTY DEED - STATUTORY FORM

Iris Glen Townhomes, 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.

IRIS GLEN TOWNHOMES, LLC, an Oregon limited liability company

By: Klamath Housing Authority, its Manager

By: *Ann Malfavon*
Ann Malfavon
Executive Director

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 20th day of December 2025 by Ann Malfavon, Executive Director of Klamath Housing Authority, the Manager of Iris Glen Townhomes, 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 1

Lots 4 and 6 in Block 12 of DIXON ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

PARCEL 2

Lots 8 and 9 in Block 12 of DIXON ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Excepting therefrom portions conveyed to State of Oregon by and through its State Highway Commission; portion Lot 8 by Deed recorded September 22, 1944 in Volume 169, Page 194; and portion of Lot 9 by Deed recorded October 4, 1944 in Volume 169, Page 458, Deed Records of Klamath County, Oregon.

PARCEL 3

Lots 10 and 11 in Block 12 of DIXON ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to and excepting:

1. City liens, if any, of the City of Klamath Falls.
2. Agreement to vacate and grant easement, including the terms and provisions thereof,
Recorded: June 8, 2009
Instrument No.: 2009-007858
3. Grant Agreement, Declaration of Restrictive Covenants and Equitable Servitudes,
including the terms and provisions thereof
Recorded: July 22, 2009
Instrument No.: 2009-009979
Assignment and Assumption Agreement, Declaration of Restrictive Covenants and
Equitable Servitudes
Recorded: January 28, 2011
Instrument No: 2011-001084

The lien of the above Grant Agreement, Declaration of Restriction Covenants and Equitable Servitudes and Assignment and Assumption Agreement, Declaration of Restrictive Covenants and Equitable Servitudes was subordinated to the Deed of Trust recorded as Instrument No 2011-001079 by instrument,
Recorded: January 28, 2011
Instrument No.: 2011-001087

4. Restrictive Covenants, including the terms and provisions thereof,
Recorded: August 29, 2009
Instrument No.: 2009-11140

5. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$100,000.00
Trustor/Grantor: Iris Glen Townhomes, LLC, an Oregon limited liability company
Trustee: First American Title
Beneficiary: Klamath Housing Authority, a public corporation created pursuant to ORS 456.005
Dated: November 13, 2009
Recorded: November 16, 2009
Instrument No.: 2009-014703
Re-Recorded: November 19, 2009
Instrument No: 2009-014894

The lien of the above Deed of Trust was subordinated to the Deed of Trust recorded as Instrument No 2011-001079 by instrument,
Recorded: 1/28/2011
Instrument No.: 2011-001082

6. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$100,000.00
Trustor/Grantor: Iris Glen Townhomes, LLC, an Oregon limited liability company
Trustee: First American Title
Beneficiary: Klamath Housing Authority, a public corporation created pursuant to ORS 456.005
Dated: November 13, 2009
Recorded: November 16, 2009
Instrument No.: 2009-014704
Re-Recorded: November 19, 2009
Instrument No.: 2009-014895

The lien of the above Deed of Trust was subordinated to the Deed of Trust recorded as Instrument No.2011-01079 by instrument,
Recorded: January 28, 2011
Instrument No.: 2011-001082

7. Development Agreement, including the terms and provisions thereof,
Recorded: November 16, 2009
Instrument No.: 2009-014705
Re-Recorded: November 19, 2009
Instrument No.: 2009-014896

8. Revocable License & Encroachment Permit, including the terms and provisions thereof,
Recorded: November 23, 2010
Instrument No.: 2010-0013527

9. Easement for Water Lines, including the terms and provisions thereof,
Recorded: November 23, 2010
Instrument No.: 2010-013528
10. Grant Agreement, Declaration of Restrictive Covenants and Equitable Servitudes,
including the terms and provisions thereof,
Recorded: December 13, 2010
Instrument No.: 2010-014123
- Assignment and Assumption Agreement, Declaration of Restrictive Covenants and
Equitable Servitudes, including the terms and provisions thereof,
Recorded: December 13, 2010
Instrument No.: 2010-014124
- The lien of the above Grant Agreement, Declaration of Restrictive Covenants and
Equitable Servitudes and Assignment and Assumption Agreement, Declaration of
Restrictive Covenants and Equitable Servitudes was subordinated to the Deed of Trust
recorded as Instrument No. 2011-001079 by instrument,
Recorded: January 28, 2011
Instrument No.: 2011-001087
11. A Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement,
and Fixture Filing, including the terms and provisions thereof, to secure the amount noted
below and other amounts secured thereunder, if any:
Amount: \$1,175,000.00
Trustor/Grantor: Iris Glen Townhomes, LLC, an Oregon limited liability company
Trustee: First American Title Insurance Company of Oregon
Beneficiary: Network For Oregon Affordable Housing, an Oregon nonprofit public
benefit corporation
Dated: January 28, 2010
Recorded: January 28, 2011
Instrument No.: 2011-001079
- The beneficial interest under said Deed of Trust was assigned of record by instrument
Recorded: January 28, 2011
Instrument No.: 2011-001080
Re-Assigned to: Network For Oregon Affordable Housing, an Oregon nonprofit benefit
corporation
Recorded: January 31, 2013
Instrument No.: 2013-001163
- The beneficial interest under said Deed of Trust was assigned of record by instrument
Recorded: January 31, 2013
Instrument No.: 2013-001164
12. The right of first refusal to lease/purchase disclosed by recitals set forth in document:
Recorded: January 28, 2011
Instrument No.: 2011-001081
In favor of: Klamath Housing Authority, an Oregon public body corporate and politic

The lien of the above First Right of Refusal was subordinated to the Deed of Trust recorded as Instrument No 2011-001079 by instrument, Recorded: January 28, 2011 Instrument No.: 2011-001083

13. 9% Low-Income Housing Tax Credit, Declaration of Land Use Restrictive Covenants, including the terms and provisions thereof, Recorded: January 28, 2011 Instrument No.: 2011-001085

The lien of the above 9% Low-Income Housing Tax Credit, Declaration of Land Use Restrictive Covenants was subordinated to Deed of Trust recorded as Instrument No. 2011-01079 by instrument, Recorded: January 28, 2011 Instrument No.: 2011-001087

14. Oregon Affordable Housing Tax Credit Program, Declaration of Land Use Restrictive, including the terms and provisions thereof, Recorded: January 28, 2011 Instrument No.: 2011-001086

The lien of the above Oregon Affordable Housing Tax Credit Program, Declaration of Land Use Restrictive was subordinated to Deed of Trust recorded as Instrument No 2011-001079 by instrument, Recorded: January 28, 2011 Instrument No.: 2011-001087

15. 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.