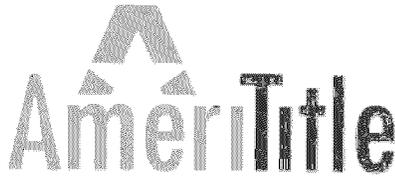


AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

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



MTC 1039357 - 3

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**WARRANTY DEED - STATUTORY FORM**

Bridgeway Apartments, 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.**

**BRIDGEWAY APARTMENTS, 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 20<sup>th</sup> day of December, 2025 by Ann Malfavon, President of Housing Now, Inc., the Manager of Bridgeway Apartments, LLC, on behalf of said company.

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



## EXHIBIT A

Parcels 1 and 2 of Land Partition No. 8-20, a replat of Parcel 3 Land Partition 2-17, situate in SE1/4 NE1/4 Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded September 14, 2020 in 2020-011662, Records of Klamath County, Oregon.

### Subject to and excepting:

1. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
2. All matters as shown on the Partition Plat No. 8-20.
3. Agreement, including the terms and provisions thereof,  
Recorded: October 2, 2020  
Instrument No.: 2020-012668
4. Agreement, including the terms and provisions thereof,  
Recorded: October 2, 2020  
Instrument No.: 2020-012669
5. Agreement, including the terms and provisions thereof,  
Recorded: October 2, 2020  
Instrument No.: 2020-012670
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: \$1,553,619.00  
Trustor/Grantor: Klamath Housing Authority  
Trustee: AmeriTitle, Inc.  
Beneficiary: Bridgeway Apartments, LLC  
Dated: September 30, 2020  
Recorded: October 2, 2020  
Instrument No.: 2020-012671
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: \$240,000.00  
Trustor/Grantor: Klamath Housing Authority  
Trustee: AmeriTitle  
Beneficiary: State of Oregon acting by and through its Oregon Health Authority Health Systems Division  
Dated: September 30, 2020  
Recorded: October 2, 2020  
Instrument No.: 2020-012672
8. Ground Lease, dated July 20, 2020, between Klamath Housing Authority, as Lessor, and Bridgeway Apartments, LLC, as lessee, with a term of fifty (50) years commencing May

1, 2021 and ending April 30, 2071 unless extended or sooner terminated, the lessee's interest in which was assigned to Grantee as of the \_\_\_ day of December, 2025.

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.

Unofficial  
Copy