

MTC 1039326
AFTER RECORDING RETURN TO:

2026-000687
Klamath County, Oregon
01/23/2026 09:57:01 AM
Fee: \$112.00

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

SEND TAX STATEMENTS TO:

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

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 23 day of January, 2026

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.

1/24/26

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 23 day of January, 2026 by Ann Malfavon, Executive Director of Klamath Housing Authority, the Manager of Iris Glen Townhomes, LLC, on behalf of said company.

Lisa Legget-Weatherby
Notary Public for Oregon
Commission No.: 1041257
My Commission Expires: 9/27/2027

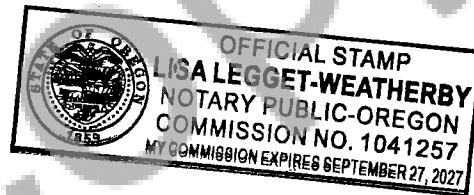


EXHIBIT A

PARCEL 4

Lot 3, Block 11, DIXON ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

PARCEL 5

A portion of Lots 4, 5, 6, Block 11, DIXON ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the East side of Hillside Avenue at a point 36 feet South of the Northwest corner of Lot 6, Block 11, DIXON ADDITION to the City of Klamath Falls, Oregon; running thence South along the East side of said Hillside Avenue a distance of 37 feet; thence East and parallel with the North line of said Lot 6 to the Northwesterly line of Fort Klamath Road to a point where said line intersects with a line drawn East from said point of beginning and parallel with the North line of said Lot 6; thence West to the point of beginning, being a tract of land fronting 37 feet on said Hillside Avenue and extending across Lots 6, 5, and 4 of said Block 11 to Fort Klamath Road, situate in Southwest quarter of Southeast quarter of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Together with an easement for a driveway across the Southerly and Easterly side of said Lot 4, Block 11, conveniently wide for a drive from the alley in the rear of said Lot 4.

PARCEL 6

Lot 7, Block 12, DIXON ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, EXCEPT portion deeded to State of Oregon by deeds recorded in Book 169 at page 194 and in Book 169 at page 458, Deed Records of Klamath County, Oregon.

Subject to and excepting¹:

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

¹ The exceptions shown below are identical to the exceptions shown on the Warranty Deed of same parties recorded on December 30, 2025 with the Klamath County Recorder as Instrument No. 2025-011658. Title is to confirm that the same exceptions apply as evidenced by new SORT Report or provide comments with respect to required revisions to the exceptions.

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. 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
7. Revocable License & Encroachment Permit, including the terms and provisions thereof,
Recorded: November 23, 2010
Instrument No.: 2010-0013527
8. Easement for Water Lines, including the terms and provisions thereof,
Recorded: November 23, 2010
Instrument No.: 2010-013528
9. 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

10. 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

11. 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

12. 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

13. 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
14. 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
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