

76454

MTC-18047
WARRANTY DEED

Vol M87

Page

11629

AMERICAN OREGON CARE CENTERS, INC., an Oregon corporation, conveys and warrants to UNICARE HOMES, INC., the following described real property free and clear of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and incorporated herein

Subject to and excepting:

See Exhibit B attached hereto and incorporated herein

The true and actual consideration for this conveyance is \$ 1,727,000.

Until a change is requested, all tax statements are to be sent to the following address:

Unicare Homes, Inc., 105 W. Michigan Street

Milwaukee, WI 53203 Attn: Robert Abramowski, Vice President

THIS INSTRUMENT WILL NOT ALLOW THE 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 APPROVED USES.

DATED this 1st day of July, 1987.

AMERICAN OREGON CARE CENTERS, INC.
An Oregon corporation,

By William C. Post

President

(Title)

STATE OF Oregon)
County of Multnomah) ss.

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The foregoing instrument was acknowledged before me this 1st
day of July, 1987, by William C. Scott, the
President of American Oregon Care Centers, Inc., a
Oregon corporation, on behalf of the corporation.

(NOTARIAL SEAL)

[Signature]
Notary Public for Oregon
My commission expires 12-3-90

After recording return to:

Udvardy + McManis S.C.
710 N. PLANKINTON AVENUE
Suite 1200
Milwaukee, WI 53203
Attn: Hugh S. McManis

11631

LEGAL DESCRIPTION
HIGHLAND CARE CENTER

A tract of land situated in the $S\frac{1}{2}$ of the $SE\frac{1}{4}SE\frac{1}{4}$ of Section 28, T33S, R9EWH, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the $SE\frac{1}{4}SE\frac{1}{4}$ of said Section 28; thence $S89^{\circ}30'00''E$ 330.73 feet to the Southeast corner of the $SW\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}SE\frac{1}{4}$ of said Section 28; thence $N00^{\circ}53'52''E$, along the East line of said $SW\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}SE\frac{1}{4}$, 35.00 feet to the True Point of Beginning; thence continuing $N00^{\circ}53'52''E$, along said line and its extension, 345.00 feet; thence $S89^{\circ}30'00''E$ 355.08 feet; thence $S00^{\circ}53'52''W$ 345.00 feet to a point on the Northerly right-of-way line of Main Street; thence along said right-of-way line $N89^{\circ}30'00''W$ 4.70 feet, $N28^{\circ}46'00''W$ 46.49 feet, on the arc of a curve to the right (radius point bears $N28^{\circ}46'00''W$ 400.00 feet and central angle equals $16^{\circ}06'25''$) 112.45 feet and $N89^{\circ}30'00''W$ 223.17 feet to the True Point of Beginning, containing 120,210 square feet or 2.760 acres and with bearings based on the South line of said Section 28 as being $S89^{\circ}30'00''E$.

EXHIBIT "A"

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HIGHLAND
Exceptions to Title

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 9, 1942
Recorded: August 1, 1942
Volume: 149, Page 54, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone and Telegraph Company.
3. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
Dated: November 28, 1980
Recorded: December 3, 1980
Volume: M80, Page 23438, Microfilm Records of Klamath County, Oregon.
Amount: \$311,824.91
Grantor: American Care Centers - Oregon, Inc.
Trustee: Klamath County Title Company
Beneficiary: Richard O. Dilling and Nellie Dilling
4. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
Dated: November 28, 1980
Recorded: December 3, 1980
Volume: M80, Page 23453, Microfilm Records of Klamath County, Oregon
Amount: "stated in said Agreement for sale of Assets"
Grantor: American Care Centers - Oregon, Inc.
Trustee: Klamath County Title Company
Beneficiary: Edward Charapata
5. Subject to an unrecorded agreement for Sale of Assets, subject to the terms and provisions thereof, dated November 28, 1980 between Edward Charapata as Seller and American Care Centers - Oregon, Inc., as Buyer, as disclosed by the following assignment of contract proceeds:

Assignment of Contract Proceeds, subject to the terms and provisions thereof,
Dated: June 19, 1986
Recorded: July 16, 1986

Exceptions to Title

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Volume: M86, page 12462, Microfilm Records of Klamath
County, Oregon
To: Stockman's Investment Corporation
From: Edward P. Charapata and Anne Charapata

6. Reservations or exceptions in patents or in Acts authorizing
the issuance thereof.

8. Appurtenant easement subject to the terms and provisions
thereof,
Dated: July 29, 1969
Recorded:

Volume: M69, page 6611, Microfilm Records of Klamath
County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of July A.D. 19 87 at 1:29 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 11629,
FEE \$21.00

Evelyn Biehn
By Bernetha A. Ketch County Clerk

Exceptions to Title

Exhibit B, Page 2