

76455

MTC-18046
WARRANTY DEED

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
\$ 2,600,000.

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

UNICARE Homes, Inc. 105 W. Michigan St.
Milwaukee, WI 53203 Attn: Robert Abramowski, V.P.

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. Best
President
(Title)

STATE OF Oregon)
County of Multnomah) ss.

11635

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)

William C. Scott
Notary Public for OREGON
My commission expires 12-3-90

After recording return to:

Young & McManus, S.C.

210 N. Plankinton Ave.

Milwaukee, WI 53203

Attn: Hugh S. McManus, Esq.

Legal Description

11636

MOUNTAIN VIEW CARE CENTER
711 Washburn Way
Klamath Falls, Oregon 97603

A tract of land situated in Tract 40C Enterprise Tracts, in the SW/4 NW1/4, section 34, Township 38 South, Range 9 East Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the Easterly right of way line of Washburn Way, said point being North 00 degrees 20' 00" East along the centerline of Washburn Way and along the West line of said Section 34 a distance of 332.19 feet and South 89 degrees 33' 03" East a distance of 30.00 feet from the 5/8 inch iron pin marking the Westerly quarter corner of said Section 34; thence North 00 degrees 20' 00" East along the Easterly right of way line of Washburn Way a distance of 285.00 feet to a one-half inch iron pin; thence South 89 degrees 33' 03" East parallel with the North line of "Mills Gardens" subdivision a distance of 472.43 feet to a one-half inch iron pin; thence continuing South 89 degrees 33' 03" East a distance of 29 feet, more or less, to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeasterly along said Westerly line to the North line of "Mills Gardens" subdivision; thence North 89 degrees 33' 03" West along the Northerly line of "Mills Gardens" subdivision (South 89 degrees 45' West by said subdivision plat) a distance of 20.96 feet, more or less, to a two inch iron pipe; thence continuing North 89 degrees 33' 03" West along said subdivision line a distance of 606.40 feet to the point of beginning.

11637

MOUNTAIN VIEW
Exceptions to Title

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
 3. Acceptance of Terms and conditions of Reclamation Extension Act, subject to the terms and provisions thereof;
Recorded: November 13, 1914
Volume: 43, page 51, Deed Records of Klamath County, Oregon
 4. Subject to the Reservations and restrictions as contained in the plat dedication of Enterprise Tracts, to wit:

Saving and excepting, however, and with the specific reservation from such dedication that said company and its successors and assigns shall have the right forever to build, construct and operate transportation lines, water, gas, telephone and electric light systems on, through and over all roads and way in said tracts for all time to come and the free and unobstructed use thereof for the purpose of constructing and laying therein said systems.
 5. An agreement created by instrument, subject to the terms and provisions thereof.
Dated: January 9, 1962
Recorded: January 12, 1962
Volume: 335, page 83, Deed Records of Klamath County, Oregon
Between: Klamath County and Fred A. Lewis et al
For: a spring located in the "A" Canal
 6. An easement created by instrument, subject to the terms and provisions thereof.
Dated: April 13, 1968
Recorded: April 19, 1968
Volume: M68, page 3092, Microfilm Records of Klamath County, Oregon
In Favor of: Fred A. Lewis, et ux, et al
For:

The perpetual right and easement over and across a strip of land 30 feet wide running parallel and adjacent to the easterly boundary of said property for an irrigation canal and waterway, together with the right of ingress and egress thereto for construction,
- Exceptions to Title

maintenance and use of said existing canal and waterway which easement and right of way is appurtenant to and shall go with the land of grantors served by said canal and waterway. It is understood and agreed that grantors shall not be liable to grantees, their heirs or assigns, for damages, costs or expenses caused by seepage or overflow of water from said canal and waterway.

7. Right of Way, subject to the terms and provisions thereof
Dated: December 16, 1970
Recorded: April 13, 1971

Volume: M71, page 3173, Microfilm Records of Klamath County, Oregon
From: Willis E. Campbell, et al
To: Pacific Power & Light Company

8. 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., an Oregon corporation
Trustee: Klamath County Title Company
Beneficiary: Richard O. Dilling and Nellie Dilling (with other property)

9. 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., an Oregon corporation
Trustee: Klamath County Title Company
Beneficiary: Edward Charapata (with other property)

The beneficial interest under said Trust Deed was assigned by instrument

Recorded: December 20, 1985

Volume: M85, page 20681, Microfilm Records of Klamath County, Oregon

To: The Commercial Bank

From: Edward Charapata

(affects property in question only)

Exceptions to Title

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10. 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
Volume M86, page 12462, Microfilm Records of Klamath County, Oregon
To: Stockman's Investment Corporation
From: Edward P. Charapata and Anne Charapata

11. Right of Way, subject to the terms and provisions thereof,
Dated: July 23, 1982
Recorded: July 23, 1982
Volume: M82, page 9447, Microfilm Records of Klamath County, Oregon
From: Bob Wood
To: C. P. National Corporation

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

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 day
of Deeds on Page 11634
Evelyn Biehn
By Bernetha A. Ketch County Clerk

FEE \$25.00

Exceptions to Title

Exhibit B, Page 3