

76456

MTC-18048  
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

\$ 1,437,000.

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

Unicare Homes, Inc. c/o 105 W. Michigan Street  
Milwaukee, WI 53203 Attn: Robert J. 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. Hart

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 Ocean Care Centers, Inc., an  
Oregon corporation, on behalf of the corporation.

(NOTARIAL SEAL)

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

After recording return to:

Young + McManus S.C.

710 N. PLANKINTON AVE.

Suite 1200

MILWAUKEE, WI 53203

Attn: Hugh S. McMANUS

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LEGAL DESCRIPTION  
CLAIMANT RETIREMENT HOTEL

A tract of land situated in the  $N\frac{1}{2}SW\frac{1}{4}SE\frac{1}{4}$  of Section 28, T33S, R9EW, 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  $N00^{\circ}49'52''E$  333.61 feet to the Northwest corner of the  $SW\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}$  of said Section 28; thence  $S89^{\circ}28'52''E$  30.00 feet to the True Point of Beginning of this description; thence continuing  $S89^{\circ}28'52''E$  301.12 feet to the Northeast corner of said  $SW\frac{1}{4}SW\frac{1}{4}SE\frac{1}{4}SE\frac{1}{4}$ ; thence  $N00^{\circ}53'52''E$  46.50 feet to the Northwest corner of the Highland Care Center tract; thence  $S89^{\circ}30'00''E$ , along the North line of the Highland Care Center tract, 331.17 feet to the East line of the  $SW\frac{1}{4}SE\frac{1}{4}SE\frac{1}{4}$  of said Section 28; thence  $N00^{\circ}57'53''E$  286.78 feet to the Northeast corner of said  $SW\frac{1}{4}SE\frac{1}{4}SE\frac{1}{4}$ ; thence  $N89^{\circ}27'44''W$  633.01 feet, more or less, to a point that is  $S89^{\circ}27'44''E$  30.00 feet from the Northwest corner of said  $SW\frac{1}{4}SE\frac{1}{4}SE\frac{1}{4}$ ; thence  $S00^{\circ}49'52''W$  333.59 feet to the True Point of Beginning, containing 195,550 square feet or 4.489 acres and with bearings based on the South line of said Section 28 as being  $S89^{\circ}30'00''E$ .

EXHIBIT "A"

EXCEPTIONS TO TITLE  
Clairmont

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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. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: August 30, 1962  
Recorded: September 12, 1962  
Volume: 340, Page 182, Deed Records of Klamath County, Oregon  
In Favor of: Merlin T. Ryman, et ux, et al.
4. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: March 15, 1963  
Recorded: March 25, 1963  
Volume: 344, Page 193, Deed Records of Klamath County, Oregon  
In Favor of: Virgil E. Cumbo, et ux, et al.
5. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: July 29, 1969  
Recorded: July 30, 1969  
Volume M69, Page 6611, Microfilm Records of Klamath County, Oregon  
In Favor of: Ponderosa, Inc.
6. 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

Exceptions to Title

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7. 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

8. 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  
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

9. 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 the 2nd day  
of July A.D. 19 87 at 1:29 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 11640.

FEE \$21.00

Evelyn Biehn

County Clerk

By Bernetha A. Litch

Exceptions to Title

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