

2000 APR 24 PM 3:35
2000 APR 24 PM 3:36

MTC 50184-KR
WARRANTY DEED

Vol. M00 Page 13985

LINKVILLE HEALTH FOUNDATION, INC., AN OREGON NONPROFIT CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SOCO DEVELOPMENT, INC., AN OREGON NONPROFIT CORPORATION,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Lots 10 and 11 of ELM PARK, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

ACCT#3808-034CD-05400

KEY #444898

ACCT#3808-034CD-05300

KEY #444889

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: / all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 103,278.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 135 S. NINTH STREET, KLAMATH FALLS, OR 97601

Dated this 18th day of January, 2000.

LINKVILLE HEALTH FOUNDATION, an Oregon
nonprofit corporation

BY: Wendy Warren
WENDY WARREN, M.D., CHAIRMAN OF THE
BOARD OF DIRECTORS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 18, 2000 by .



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT50184-KR

Return to:
SOCO DEVELOPMENT, INC., an Oregon nonprofit corporation
135 S. NINTH STREET
KLAMATH FALLS, OR 97601

26.00
m

EXHIBIT "A"

1. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;
 Dated: February 19, 1999
 Recorded: February 22, 1999
 Volume: M99, page 6054, Microfilm Records of Klamath County, Oregon
 Amount: \$178,000.00
 Grantor: Linkville Health Foundation, Inc.
 Trustee: William P. Brandsness
 Beneficiary: South Valley Bank & Trust

 Assign of Rentals given as additional security to the Trust Deed shown above recorded on February 22, 1999 in Volume M99, page 6060, Microfilm Records of Klamath County, Oregon.

 The Grantee named herein hereby agrees to assume and pay in full the Trust Deed described above and pay said Trust Deed in full.

2. Project Use Agreement, subject to the terms and provisions thereof;
 Recorded: September 9, 1999
 Volume: M99, page 36120, Microfilm Records of Klamath County, Oregon

 The Grantee named herein hereby agrees to assume and pay in full the Project Agreement described above and pay any indebtedness related thereto in full.

3. Oregon Housing and Community Services Department Help Program Financing Adjustment Factor Savings Funds Use Agreement, subject to the terms and provisions thereof;
 Recorded: October 12, 1999
 Volume: M99, page 40478, Microfilm Records of Klamath County, Oregon

 The Grantee named herein hereby agrees to assume and pay in full the Use Agreement described above and pay any indebtedness related thereto in full.

4. Project Use Agreement, subject to the terms and provisions thereof;
 Recorded: October 12, 1999
 Volume: M99, page 40484, Microfilm Records of Klamath County, Oregon
 Between: Linkville Health Foundation, Inc. and The Oregon Housing and Community Services Department

 The Grantee named herein hereby agrees to assume and pay in full the Project Use Agreement described above and pay any indebtedness related thereto in full.

5. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;
 Recorded: March 2, 2000
 Volume: M00, page 6584, Microfilm Records of Klamath County, Oregon
 Amount: \$4,667.71
 Mortgagor: SOCO Development Corporation
 Mortgagee: Avista Corporation

 The Grantee named herein hereby agrees to assume and pay in full the above described Mortgage.

6. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;
 Recorded: March 2, 2000
 Volume: M00, page 6585, Microfilm Records of Klamath County, Oregon
 Amount: \$7,652.36
 Mortgagor: SOCO Development Corporation
 Mortgagee: Avista Corporation

 The Grantee named herein hereby agrees to assume and pay in full the above described Mortgage.

State of Oregon, County of Klamath
 Recorded 04/24/00, at 3:36 p.m.
 In Vol. M00 Page 13985
 Linda Smith,
 County Clerk Fee \$ 26⁰⁰