

MTC-69230

Vol M05 Page 31657

State of Oregon, County of Klamath
 Recorded 05/03/2005 11:03a m
 Vol M05 Pg 31657-61
 Linda Smith, County Clerk
 Fee \$ 41.00 # of Pgs 5

Order No.: A0536678
 After Recording,
 Please Return to:
 TitleOne Corporation
 1101 W. River Street, Suite 200
 Boise, ID 83702

After Recording,
 Please Remit Tax Notices to:
 SW Oregon Alzheimers, LLC
 P.O. Box 2020
 Boise, ID 83701

WARRANTY DEED

FOR TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED:

Americare, L.L.C., an Idaho limited liability company, the 'Grantor,' does hereby grant, bargain sell and convey unto SW Oregon Alzheimers, LLC, an Idaho limited liability company, whose current address is 519 W. Front Street, Boise, Idaho 83702, the 'Grantee,' the following described premises, in Klamath County, Oregon, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. Said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that the premises are free from all encumbrances EXCEPT those Permitted Exceptions attached hereto as EXHIBIT "B" and made a part hereof, to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

41.00
am

31658

Dated: May 2, 2005

Americare, L.L.C., an Idaho limited liability company

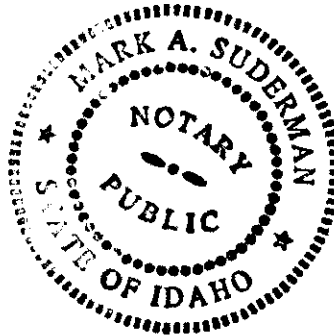
By: *Vance Fager*
Vance Fager, Manager

State of Idaho)
County of *Ada*) ss.

On this 28 day of March, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Vance Fager, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mark A. Suderman
Notary Public for Idaho
My Commission Expires: _____



RESIDING IN MERIDIAN, IDAHO
MY COMM EXP. 05/21/09

31659

EXHIBIT A

LEGAL DESCRIPTION

LOTS 14 AND 15 OF TRACT 1301, BASIN VIEW ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON.

EXHIBIT B**PERMITTED EXCEPTIONS**

1. Taxes for the fiscal year 2004-2005, partially paid.
 Account No.: 3809-035AA-09700-000 Key No: 881214
 Original Amount: \$6,900.94 Code No: 062
 Balance Due: \$2,300.31 plus interest

 Account No.: 3809-035AA-09800-000 Key No: 881215
 Original Amount: \$492.32 Code No: 062
 Balance Due: \$164.10 plus interest
2. City liens or assessments, if any, due to the City of Klamath.
3. Covenants, conditions, restrictions, and easements as shown on recorded plat, as follows:

 "An existing 16 foot utility easement lies along the entire Westerly boundary of Lots 6 through 16 as per the official plat of North Hills.

 An existing 5 foot powerline easement lies along the entire Easterly boundary of Lots 1 through 4 and Lots 14 through 20 per the official plat of North Hills.

 No development shall occur on Lots 14, 15, or 16 of this plat without the construction of a 10 foot wide multi-purpose path consisting of 8 feet A/C paving and 2 feet of aggregate shoulder. The described path shall be on the West side of Homedale Road adjacent to said lots and approved by the City of Klamath Falls Public Works Director at the time of construction."
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap persons, subject to the terms and provisions thereof;
 Recorded: February 24, 1997
 Volume: M97, page 5470, Microfilm Records of Klamath County, Oregon.
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof,
 Recorded: March 19, 2001
 Volume: M01, page 10912, Microfilm Records of Klamath County, Oregon.

6. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.
(If there is not new construction, the survey will be waived.)
8. Rights of parties in possession, or claiming to be in possession, other than above vestees.
9. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.