

2010-000307

Klamath County, Oregon



00077783201000003070020025

01/11/2010 09:15:32 AM

Fee: \$42.00

After Recording Return to:
Derek D. Simmons
P.O. Box 10567
Eugene, OR 97440-2567

Until a change is requested all tax statements
shall be sent to the following address:
NO CHANGE

WARRANTY DEED - STATUTORY FORM

Advantage Consolidated, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Advantage Clinic Properties, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lots 13, 14, 15 and the West ½ of Lot 16 in Block 1, SIXTH STREET ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE: CODE: 001 MAP: 3903-004AA TL: 00200 KEY: 530456

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is property other than money.

The liability and obligations of Grantor(s) to Grantee(s) and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor(s) under any title

insurance policy, and Grantor(s) shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor(s) under any such title insurance policy. The limitations contained herein expressly do not relieve Grantor(s) of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

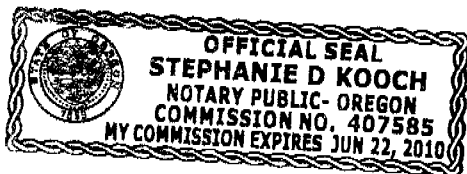
Dated this 23rd day of November, 2009

Advantage Consolidated, LLC

R. Michael Shirtcliff
R. Michael Shirtcliff, D.M.D.
Authorized Representative

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on November 23, 2009, by R. Michael Shirtcliff, D.M.D., Authorized Representative of Advantage Consolidated, LLC.



Stephanie D Kooch
Notary Public for Oregon
My commission expires: June 22, 2010