

WTC 87575-DS

2010-005493

Klamath County, Oregon



00083808201000054930020027

After recording return to:

Sky Lakes Medical Center, Inc.  
2865 Daggett Avenue  
Klamath Falls, OR 97601  
ATTN: ADMINISTRATION

05/10/2010 03:22:48 PM

Fee: \$42.00

Send all tax statements to:

Sky Lakes Medical Center, Inc.  
2865 Daggett Avenue  
Klamath Falls, OR 97601  
ATTN: ADMINISTRATION

### BARGAIN AND SALE DEED

Douglas H. Todd, Trustee, DOUGLAS H. TODD TRUST, u/a dated December 14, 2009, Grantor, conveys to SKY LAKES MEDICAL CENTER, INC., an Oregon public benefit corporation, Grantee, an undivided 25 % interest in the real property situated in the County of Klamath, State of Oregon, more particularly described as follows:

Parcel 3 of Land Partition 21-96 situated in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 20, and the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 17, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3809-01700-01000-000 Key No. 430705  
("Property")

The Property is free of all encumbrances except covenants, conditions, restrictions, and easements of record, if any, and those apparent on the land.

The true and actual consideration for this transfer is \$100,000.00.

**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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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**

42PWC

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED April 15, 2010.

GRANTOR:

DOUGLAS H. TODD TRUST

By: Douglas H. Todd  
Douglas H. Todd, Trustee

STATE OF OREGON                    )  
  ) ss.  
County of Multnomah                )

This instrument was acknowledged before me on April 15, 2010 by Douglas H. Todd, in his capacity as Trustee of the Douglas H. Todd Trust.



Melissa D Jaffee  
Notary Public for Oregon  
My Commission Expires: October 2, 2012

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