

WTC 91138

2011-013351

Klamath County, Oregon



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12/01/2011 03:18:31 PM

Fee: \$62.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

Quail Park of Klamath Falls LLC
2040 Westlake Ave., N., Suite 301
Seattle, WA 98109

1. Name(s) of the Transaction(s): Sale – Oregon Statutory Warranty Deed

2. Direct Party (Grantor): PFRS Crystal Terrace Corp., a Michigan Corporation

3. Indirect Party (Grantee): Quail Park of Klamath Falls, LLC, a Washington Limited Liability Company

4. True and Actual Consideration Paid: \$11,350,000.00

5. Legal Description: Abbreviated Legal: Parcel 1, Land Partition 62-00, Section 20, Township 38 South, Range 5, E.W.M. Tax Acct. #3809-02000-00500

W2DMA

OREGON STATUTORY WARRANTY DEED

PFRS CRYSTAL TERRACE CORP., a Michigan corporation, Grantor, conveys and warrants to Quail Park of Klamath Falls, LLC, a Washington limited liability company, Grantee, the real property described on Exhibit "A" attached hereto and made a part hereof by this reference, free of encumbrances except for those matters set forth below.

The true consideration for this conveyance is \$11,350,000.00

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

Quail Park of Klamath Falls, LLC
2040 Westlake Ave. N., Ste. 301
Seattle, WA 98109
Attn: Thomas G. Reynolds

Tax Account Number: 3809-02000-00500-000

Tax Lot Number:

THE FOLLOWING PERMITTED EXCEPTIONS ARE EXPRESSLY EXCLUDED FROM THE REPRESENTATIONS AND WARRANTIES CONFERRED BY THIS DEED: EACH AND EVERY EXCLUSION AND EXCEPTION SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE, AS MAY BE AMENDED PRIOR TO THE CLOSING DATE.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST

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PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 17th day of NOVEMBER, 2011.

PFRS CRYSTAL TERRACE CORP.

By: [Signature]
Print Name: JAMES MOORE
Print Title: PRESIDENT

STATE OF MICHIGAN)

)ss.

COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on November 17, 2011 by JAMES
MOORE, the PRESIDENT of PFRS Crystal Terrace Corp., a Michigan
corporation, on behalf of the corporation.

[Signature]

Notary Public

Wayne County, Michigan

My commission expires: 9/16/2015

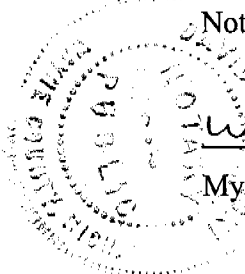


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

PARCEL A:

Parcel 1 of Land Partition 62-00 in the SE1/4 NE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Easement as disclosed in Agreement for Reciprocal Access Easement recorded June 8, 2001 in Volume M01, page 27242, Microfilm Records of Klamath County, Oregon.

TRACT 2:

A portion of land situated in the SE1/4 NE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, as shown by City of Klamath Falls Property Line Adjustment 13-11 Map of Survey, and more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron rod from which the Southwest corner of Parcel 2 of Land Partition 62-00 bears South 15°02'53" East 320.94 feet; thence North 15°02'53" West 45.31 feet to a point marked by a 5/8 inch iron rod; thence North 74°57'07" East 19.29 feet to a point marked by a 5/8 inch iron rod; thence South 15°02'53" East 45.31 feet to a point marked by a 5/8 inch iron rod; thence South 74°57'07" West 19.29 feet to the point of beginning, with bearings based on Klamath County Land Partition 62-00.

TRACT 3:

Easement as disclosed in Perpetual Easement For Utilities and Access recorded October 7, 2011 as Instrument no. 2011-11193, Klamath County Records, Oregon.

EXHIBIT B

PERMITTED ENCUMBRANCES

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Unpatented mining claims whether or not shown by the public records.
7. Taxes for the fiscal year 2011-2012, a lien not yet due and payable.

Account No:	3809-02000-00500-000	Key No.:	428059
Original Amount:	\$90,387.41	Code No:	001
Unpaid Balance:	\$60,258.27		

Account No.	P-021435	Key No:	P896279
Original Amount:	\$1,476.18	Code No:	001
Unpaid Balance	\$984.12		

Oregon's tax year runs from July 1st through June 30th. Taxes are due and payable in full on November 15th. Taxes may also be paid in three payments: 1/3 on November 15th, 1/3 on February 15th and 1/3 on May 15th. Interest accrues on any amounts not paid on November 15th. There is a 3% discount if taxes are paid in full on November 15th.

9. The premises herein described are within and subject to the statutory powers, including power of assessment and easements of Klamath Lake Grazing Fire Patrol.
10. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
11. An easement created by instrument, subject to the terms and provisions thereof,
Dated: October 14, 1929
Recorded: November 19, 1929
Volume: 88, page 290, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone and Telegraph Company
For: Wires and fixtures
12. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 26, 1959
Recorded: August 24, 1959
Volume: 315, page 236, Deed Records of Klamath County, Oregon
In favor of: Beaver Tate Telephone Company
For: Fixtures for telephone purposes.

13. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 1, 1964
Recorded: September 1, 1964
Volume: 355, page 643, Deed Records of Klamath County, Oregon
In favor of: Presbyterian Intercommunity Hospital, Inc., an Oregon
non-profit corporation
For: Pipeline and the transfer and distribution of water
14. Access and utility easements as disclosed on Land Partition 62-00 as filed in Klamath
County, Oregon.
17. Agreement for Reciprocal Access Easement, subject to the terms and provisions thereof;
Dated: June 8, 2001
Recorded: June 8, 2001
Volume: M01, page 27242, Microfilm Records of Klamath County, Oregon
By and between: Merle West Medical Center, Inc., Crystal Terrace Retirement
Community, LLC, an Oregon limited liability company
and Klamath Falls Intercommunity Hospital Authority
24. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 26, 2006
Recorded: November 2, 2006
Volume: 2006, page 22000, Microfilm Records of Klamath County, Oregon
In favor of: PacifiCorp, an Oregon corporation
For: Underground electrical distribution and communications lines
25. Heating and Cooling Water Supply Agreement, subject to the terms and provisions
thereof;
Recorded: December 24, 2009
Volume: 2009-016103, Microfilm Records of Klamath County, Oregon
By and between: PFRS Crystal Terrace Corp., a Michigan corporation, Marquis
Company I, Inc., and Plum Ridge Care Community, LLC, an
Oregon limited liability company

Addendum, subject to the terms and provisions thereof:
Recorded: October 7, 2011
Volume: 2011-011191, Microfilm Records of Klamath County, Oregon
34. Per the Klamath County Assessor's Office, the Situs Address for the hereinabove
described property is:
101 Crystal Terrace Drive; 200 & 202 Garden Circle; and 1000 Towncenter Drive
Klamath Falls, Oregon 97601
41. Perpetual Easement for Utilities and Access, subject to the terms and provisions thereof:
Recorded: October 7, 2011
Volume: 2011-011193, Microfilm Records of Klamath County, Oregon