



THIS SPAC

2012-006907

Klamath County, Oregon



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06/22/2012 03:19:31 PM

Fee: \$47.00

After recording return to:

Sky Lakes Medical Center, Inc., an Oregon
corporation

2865 Daggett Avenue

Klamath Falls, OR 97601

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

Sky Lakes Medical Center, Inc., an Oregon
corporation

2865 Daggett Avenue

Klamath Falls, OR 97601

Escrow No. MT93994-KR

Title No. 0093994

SWD r.020212

STATUTORY WARRANTY DEED

TAMMY & CRYSTAL, LLC, an Oregon limited liability company, who acquired title as Tammy and Crystal, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Sky Lakes Medical Center, Inc., an Oregon corporation,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$775,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

47250

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

→ Dated this 21 day of June, 12.

TAMMY & CRYSTAL, LLC

David W. Orr Trust dated 1993, Member

X by: David W. Orr, Trustee
David W. Orr, Trustee

X by: Carol A. Orr, Trustee
Carol A. Orr, Trustee

State of Oregon

County of Washington

* This instrument was acknowledged before me on 6/21, 2012 by David W. Orr & Carol A. Orr, Trustees of the David W. Orr Trust dated 1993, Member of TAMMY & CRYSTAL, LLC, an Oregon limited liability company.



Kristine U Huynh
(Notary Public for Oregon)

My commission expires 01/19/13



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of vacated and repartitioned Block 5 of "Resubdivision of a portion of McLoughlin Heights" more particularly described as follows: beginning at the intersection of the Easterly boundary of relocated Uhrmann Road and the Southerly boundary of Daggett Avenue from which the monument marking the center quarter-section corner of Section 20, Township 38 South, Range 9, East of the Willamette Meridian, bears North 89°49' West 60.0 feet and South 0°51' West 839.1 foot distant (said point being also the Northwest corner of vacated and repartitioned Block 5 of "Resubdivision of a portion of McLoughlin Heights"); thence following the Northerly and Easterly boundaries of said Block 5, South 87° 46' East 36.54 feet to a point; thence around a circular curve to the right (which has a radius of 119.49 feet, a central angle of 75° 22' 40", and a long chord which bears South 50°05'20" East 146.1 feet) a distance of 157.3 feet to a point, thence South 12°26'20" East 102.1 feet to a point; thence North 82°01' West 174.7 feet to a point on the Easterly boundary of relocated Uhrmann Road and the Westerly boundary of said Block 5; thence North 0° 51' East 170.5 feet, more or less, to the point of beginning.

PARCEL 2:

A portion of vacated and repartitioned Block 5 of "resubdivision of a portion of McLoughlin heights" and being the Northerly 23.0 feet of the following described Parcel; said 23.0 feet lying Southerly and measured at right angles to the Northerly line of said Parcel.

Beginning at a portion on the Easterly boundary of relocated Uhrmann Road and the Westerly boundary of vacated and repartitioned Block 5 of "Resubdivision of a portion of McLoughlin Heights" from which the monument marking the center quarter-section corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, bears North 82°01' West, 560.47 feet and South 0°51' West, 674.8 feet distant and the Northwest corner of said Block 5 bears North 0°51' East, 170.5 feet, distant; thence South 82°01' East, 174.7 feet to a portion on the Easterly boundary of said Block 5; thence South 12°26'20" East along said Easterly boundary of 159.0 feet to a point; thence North 82°01' West, 211.6 feet to a point on the Westerly boundary of said Block 5; thence North 0°51' East 150.25 feet, more or less, to the point of beginning.