

2012-006967

Klamath County, Oregon



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06/25/2012 01:26:11 PM

Fee: \$37.00

**BARGAIN AND SALE DEED**

Klamath Health Partnership, Inc.

Grantor

5C, LLC, an Oregon Limited Liability Company

1650 East Main Street

Klamath Falls, OR 97601

Grantee

After recording return to:

5C, LLC, an Oregon Limited Liability Company

1650 East Main Street

Klamath Falls, OR 97601

After recording send tax statements to:

SAME

KNOW ALL MEN BY THESE PRESENTS, that KLAMATH HEALTH PARTNERSHIP, INC., hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to 5C, LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Beginning at the Southwest corner of Lot 19, Block 206 of MILLS SECOND ADDITION TO KLAMATH FALLS, said point marked by a 5/8 inch iron rod; thence S89 degrees 24'00"E 10.00 feet; thence N00 degrees 36'00"E 67.27 feet; thence N89 degrees 05'19" E 34.39 feet to a point marked by a 5/8 inch iron rod; thence S00 degrees 35'10" E 67.45 feet to a point marked by a 5/8 " iron rod; thence S89 degrees 24' 00" W 24.37 feet to the point of beginning, with bearings based on Klamath County Survey 7848.

Map Tax Lot R 3909-033DC-14800-000

Subject to Restrictive Covenant dated September 28, 2011, recorded October 11, 2011 in book/reel/volume No. 2011 at page 011301 of the Mortgage (Microfilm) Records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is A LOT LINE ADJUSTMENT BETWEEN 5C, LLC, AN OREGON LIMITED LIABILITY COMPANY AND KLAMATH HEALTH PARTNERSHIP, INC.

Dated this 12<sup>th</sup> day of June, 2012.

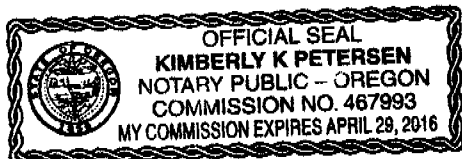
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

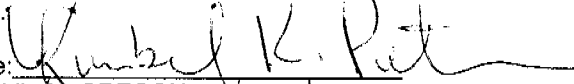
  
KLAMATH HEALTH PARTNERSHIP, INC.,  
By: Signe Porter, Chief Financial Officer

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Signe Porter, Chief Financial Officer, acting in her capacity for Klamath Health Partnership, inc., and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)



Before me:   
Notary Public for OREGON  
My Commission Expires: 4/29/2016