

2012-006969

Klamath County, Oregon



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06/25/2012 01:27:02 PM

Fee: \$37.00

**BARGAIN AND SALE DEED**

5C, LLC, an Oregon Limited Liability Company

Grantor

Klamath Health Partnership, Inc.

3810 S. 6<sup>th</sup> Street

Klamath Falls, OR 97603

Grantee

After recording return to:

Klamath Health Partnership, Inc.

3810 S. 6<sup>th</sup> Street

Klamath Falls, OR 97603

After recording send tax statements to:

SAME

KNOW ALL MEN BY THESE PRESENTS, that 5C, LLC, AN OREGON LIMITED LIABILITY COMPANY, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to KLAMATH HEALTH PARTNERSHIP, INC., 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 Northeast corner of vacated Lot 18, Block 206 of MILLS SECOND ADDITION TO KLAMATH FALLS, said point being marked by a 5/8 inch iron rod; thence N89 degrees 24'00"E 10.00 feet; thence S00 degrees 36'00"E 132.39 feet; thence S89 degrees 05'19" W 10.00 feet to a point marked by a 5/8 inch iron rod; thence N00 degrees 36'00" W 132.45 to the point of beginning, with bearings based on Klamath County Survey 7848.

Map Tax Lot R 3909-033DC-14900-000

Subject to Restrictive Covenant dated October 3, 2011, recorded October 11, 2011 in book/reel/volume No. 2011 at page 011300 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.

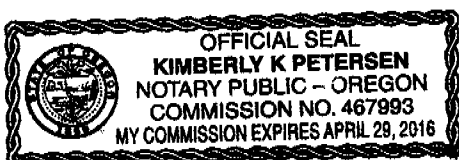
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

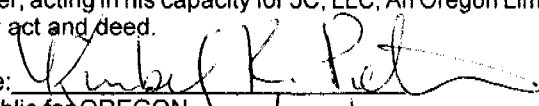
  
5C, LLC, AN OREGON LIMITED LIABILITY COMPANY  
By: Christopher Cook, Managing Partner

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Christopher Cook, Managing Partner, acting in his capacity for 5C, LLC, An Oregon Limited Liability Company, and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



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