



WTC 94535 KR

2012-012200

Klamath County, Oregon

11/02/2012 12:03:37 PM

Fee: \$52.00

After recording return to:

5C Cook Properties, LLC, an Oregon limited  
liability company

1650 East Main Street

Klamath Falls, OR 97601

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

5C Cook Properties, LLC, an Oregon limited  
liability company

1650 East Main Street

Klamath Falls, OR 97601

Escrow No. MT94535-KR

Title No. 0094535

SWD r.020212

### STATUTORY WARRANTY DEED

**5C, LLC, an Oregon limited liability company,**

Grantor(s), hereby convey and warrant to

**5C Cook Properties, LLC, an Oregon limited liability company,**

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 **\$0.00**.

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:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

521212

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 30<sup>th</sup> day of October, 2012.

5C, LLC, an Oregon limited liability company

BY: Catherine D. Cook  
Catherine D. Cook, Member

BY: Christopher T. Cook  
Christopher T. Cook, Member

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Oct. 30, 2012 by Catherine D. Cook and Christopher T. Cook, Members for 5C, LLC, an Oregon limited liability company.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2015

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

The South 39 feet of vacated Lot 6, vacated Lots 7, 8, 9, 10, 15, 16, 17 and 18 in Block 206, MILLS SECOND ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, said lots having been vacated by Ordinance No. 03-06, recorded April 14, 2003 in Volume M03, page 23363, Microfilm Records of Klamath County, Oregon, and amended by Ordinance No. 04-03, recorded March 10, 2004 in Volume M04, page 13650, and by Ordinance No. 03-05, recorded April 14, 2003 in Volume M03, page 23360, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH that portion of alley which inured thereto by operation of law, vacated by Ordinance No. 03-03, recorded December 13, 2003 in Volume M03, page 08867

ALSO TOGETHER WITH that portion of vacated alley which attaches thereto by operation of law in Ordinance No. 11-01, recorded February 16, 2011 in Volume 2011-01839, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH that portion of the former Oregon, California and Eastern Railway Company railroad right of way over and across said vacated Lot 8 as conveyed by Quit Claim Deed recorded February 14, 1996 in Volume M96, page 4242, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH that portion of the former Oregon, California and Eastern Railway Company railroad right of way over and across said vacated Lots 9 and 10, if any.

EXCEPTING THEREFROM that portion conveyed to Klamath Health Partnership, Inc., pursuant to Property line Adjustment 9-11 by deed recorded June 26, 2012 in Volume 2012-006968, Microfilm Records of Klamath County, Oregon.

**PARCEL 2:**

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 South 89° 24' 00" East 10.00 feet; thence North 00° 36' 00" East 67.27 feet; thence North 89° 05' 19" East 34.39 feet to a point marked by a 5/8 inch iron rod; thence South 00° 35' 10" East 67.45 feet to a point marked by a 5/8 inch iron rod; thence South 89° 24' 00" West 24.37 feet to the point of beginning, with bearings based on Klamath County Survey 7848 and pursuant to Property line adjustment 9-11.

PARCEL 3:

Lots 11, 12, 13 and 14 in Block 206, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the former Oregon, California and Eastern Railway Company railroad right of way over and across said Lots 11 and 12 as conveyed by Quit Claim Deed recorded February 14, 1996 in Volume M96, page 4242, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH that portion of vacated alley which attaches thereto by operation of law in Ordinance No. 11-01, recorded February 16, 2011 in Volume 2011-01839, Microfilm Records of Klamath County, Oregon.

PARCEL 4:

The Southerly 40 feet of Lot 5 and the Northerly 11 feet of Lot 6, Block 206, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley adjoining said property that inured thereto by Ordinance No. 03-03, recorded February 13, 2003 in Volume M03, page 8867, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM 10 feet along the Easterly line of said property as described in Dedication Deed recorded December 5, 2006 in Volume 2006, page 024134, Microfilm Records of Klamath County, Oregon

PARCEL 5:

Lot 4 and the Northerly 10 feet of Lot 5 in Block 206, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley adjoining said property that inured thereto by Ordinance No. 03-03, recorded February 13, 2003 in Volume M03, page 8867, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM 10 feet along the Easterly line of said property as described in Dedication Deed recorded December 5, 2006 in Volume 2006, page 024134, Microfilm Records of Klamath County, Oregon