

18 2272205

After recording, mail to:  
Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:  
Klamath Falls MOB, LP,  
a Texas limited partnership  
c/o Health Cap  
5910 N Central Expressway  
Suite 1000  
Dallas, Texas 75206

### WARRANTY DEED

Klamath Medical Clinic Building, LLC, an Oregon limited liability company, Grantor,  
warrants and transfers to Klamath Falls MOB, LP, Grantee, the following described real property  
free of encumbrances except as specifically set forth herein:

A tract of land situated in the unplatted portion of WILLIAMS ADDITION to The  
City of Klamath Falls, Oregon, and further described as follows:

Beginning at a point which is South 89° 18' East, 332.2 feet along the North line of Main  
Street in said City from the Southeast corner of Lot 8, Block 5 of said Williams  
Addition to Klamath Falls, Oregon; thence North 0° 42' East, 305.20 feet, more or  
less, to a point on the Southerly line of the alley; thence Southeasterly along said  
Southerly line of the alley, which is the arc of a 3° 20' curve to the left, 161.6 feet,  
more or less, to a point situated on a line running North 0° 42' East from a point  
150.0 feet Easterly along said North line of Main Street from the point of  
beginning; thence South 0° 42' West along said last mentioned line 254.5 feet,  
more or less, to the said North line of Main Street; thence North 89° 18' West  
along said North line of Main Street 150.0 feet to the point of beginning.

ALSO that portion of alley, vacated by Ordinance #5008 in Deed Volume 301 at  
Page 204 which inures to above described parcel.

Map Tax Lot: 3809-028CD-13400-000

Account No. R374357

The true consideration for this conveyance is \$2,225,000.

WARRANTY DEED

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F.  
52.00

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 13 day of August, 2014.

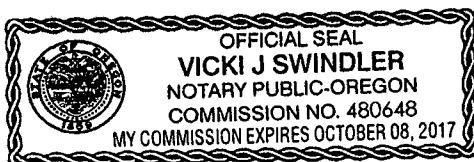
GRANTOR

Jerri L. Britsch, M.D.

Jerri L. Britsch, M.D., for  
Klamath Medical Clinic Building, LLC

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above-named Jerri L. Britsch, M.D., on the 13<sup>th</sup> day of August, 2014, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Vicki Swindler

Notary Public for Oregon

My Commission Expires: 10-8-17