

2014-009482

Klamath County, Oregon

09/11/2014 12:43:01 PM

Fee: \$57.00

After recording return to:

Thomas J. Wettlaufer
625 Hawthorne Ave SE, Suite 100
Salem, OR 97301

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

Sky Lakes SNF, LLC
1437 7th Street, Suite 200
Santa Monica, CA 90401

STATUTORY WARRANTY DEED

Sky Lakes Medical Center, Inc. f/k/a Merle West Medical Center, Inc. and Klamath Falls Intercommunity Hospital Authority (together, "Grantor"), do hereby convey and warrant to **Sky Lakes SNF, LLC**, a California limited liability company ("Grantee"), the following described real property (the "Property"), situated in the County of Klamath, State of Oregon, but only until: (a) the termination of Grantee's current leasehold interest in the land on which the Property is situated, which leasehold interest expires by its terms on March 31, 2090, and (b) the termination of any rights or interests in the Property of Grantee's current or future lender or any such lender's successor in interest, including without limitations a third party acquiring an interest in the Property by virtue of a trust deed sale or foreclosure, at which time the interest of Grantee in the Property shall automatically revert to Grantor:

All real property improvements and fixtures on the land described in the attached Exhibit "A".

The Property is free of liens and encumbrances, EXCEPT:

See attached Exhibit "B".

The true consideration for this conveyance is other property or value.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 11 day of September, 2014

SKY LAKES MEDICAL CENTER, INC. f/k/a
MERLE WEST MEDICAL CENTER, INC.

By: _____

Paul R. Stewart, Chief Executive Officer

KLAMATH FALLS INTERCOMMUNITY
HOSPITAL AUTHORITY

By: _____

Stan Gilbert, Chair

STATE OF Oregon)

) ss.

County of Klamath)

On this 8th day of September, 2014, personally appeared before me the within-named Paul R. Stewart, as Chief Executive Officer of Sky Lakes Medical Center, Inc.



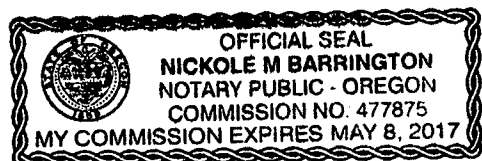
NOTARY PUBLIC FOR Oregon
My Commission Expires: 4-19-2016

STATE OF Oregon)

) ss.

County of Klamath)

On this 5th day of September, 2014, personally appeared before me the within-named Stan Gilbert, as Chair of Klamath Falls Intercommunity Hospital Authority.



Before me:

NOTARY PUBLIC FOR Oregon
My Commission Expires: 5-8-2017

EXHIBIT A

Real Property Improvements and Fixtures on the following described Land located in Klamath County, State of Oregon, but not including the Fee Ownership Interest in the Land Itself

A tract of land situated in the SW 1/4 of the NE 1/4 of Section 20, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being a portion of Blocks 7 and 8 and vacated Hilltop Street, McLoughlin Heights Subdivision, more particularly described as follows: Commencing at the Northeast corner of McLoughlin Heights; thence South 0°46'00" West, along the East boundary of McLoughlin Heights, 100.0 feet to the true point of beginning of this description; thence South 0°46'00" West, along the East boundary of McLoughlin Heights 572.30 feet to the North boundary of Foothills Boulevard; thence 40.57 feet along the arc of a 20.00 foot radius curve to the right (the long chord of which bears South 58°53' West, 33.97 feet); thence North 63°00'00" West, along the North boundary of Foothills Boulevard, 104.35 feet; thence 482.81 feet along the arc of a 774.83 foot radius curve to the left (the long chord of which bears North 80°51'03" West, 475.03 feet); thence leaving said road boundary North 20°39'40" East, 504.11 feet; thence South 89°21'00" East, 420.87 feet to the true point of beginning. TOGETHER WITH the Northerly one-half of vacated Foothill Boulevard abutting the Southerly boundary of the above described parcel.

Also Including Lots 8, 9, 10, 11, 12, 13, 14 and 15 of Block 6 of McLoughlin Heights subdivision, Together with the Southerly one-half of vacated Foothill Boulevard abutting the northerly boundary of said Lots 8, 9, 10, 11, 12, 13, 14 and 15 of Block 6;

Excepting therefrom Lots 8, 9, 10, 11, 12, 13, 14 and 15 of Block 6 of McLoughlin heights Subdivision, Together with the southerly one-half of vacated Foothill Boulevard abutting the northerly boundary of said lots 8, 9, 10, 11, 12, 13, 14 and 15 of Block 6;

Also Excepting therefrom the following described parcel: Commencing at the NE 1/16 corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the northeast corner of McLoughlin Heights subdivision; thence along the east boundary of said McLoughlin Heights and the east line of the SW 1/4 NE 1/4 of said Section 20 South 0°46'00" West 100.00 feet to the northeast corner of that parcel described as Parcel 1 in deed Volume M91, Page 13596, records of Klamath County, Oregon: thence along the northerly boundary of said parcel North 89°21'00" West 420.87 feet to the northwest corner of said parcel; thence South 20°39'40" West 504.11 feet to the southwest corner of that parcel described in deed Volume M75, Page 8321, records of Klamath County, Oregon and the True Point of Beginning for this description; thence South 08°42'06" East 25.00 feet to the centerline of vacated Foothill Boulevard; thence following said centerline along the arc of a 749.83 foot radius non-tangent curve to the right 82.06 feet, the long chord of which bears South 84°26'01" West 82.02 feet; thence leaving said centerline North 09°10'20" West 12.82 feet; thence South 80°17'48" West 17.62 feet; thence North 09°32'02" West 17.40 feet; thence South 80°54'52" West 63.92 feet to the point of beginning:

Also Excepting Therefrom the following described portion of Parcel 1 of Deed Volume M91, Page 13596, records of Klamath County, Oregon: Beginning at a point on the East boundary of McLoughlin Heights which bears South 0°46'00" West 100.00 feet from the northeast corner thereof, said point being the northeast corner of said Parcel 1 of deed Volume M91, Page 13596; thence North 89°21'00" West along the north line of said parcel 420.87 feet to the northwest corner thereof; thence South 20°39'40" West along the westerly line of said parcel 173.00 feet to a point; thence along the southerly line of said parcel South 86°54'35" East 274.87 feet; thence leaving said southerly line North 15°01'01" East 28.90 feet; thence North 72°20'55" East 13.09 feet; thence South 69°41'02" East 99.96 feet; thence South 4°30'18" East 3.74 feet to the southerly line of said Parcel 1; thence South 86°54'35" East to a point on the east line of said parcel; thence North 0°46'00" East along said east line 183.00 feet to the point of beginning.

EXHIBIT B
ENCUMBRANCES

All easements and encumbrances of record.