

2015-004315

Klamath County, Oregon

SEND TAX STATEMENTS TO:

Richard E. Rico, CFO
Sky Lakes Medical Center, Inc.
2865 Daggett Street
Klamath Falls, OR 97601



00168859201500043150030032

05/05/2015 03:13:42 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Barbara M. Dilaconi, Esq.
803 Main Street – Suite 201
Klamath Falls, OR 97601-6070

STATUTORY WARRANTY DEED

Sky Lakes Medical Center, Inc., ("Grantor") conveys to KW Campus, LLC ("Grantee") the following described real property free of liens and encumbrances, except as specifically set forth in the attached Exhibit A hereto.

The true consideration for this conveyance consists of or includes other property or value given or promised which is the whole of the consideration.

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."

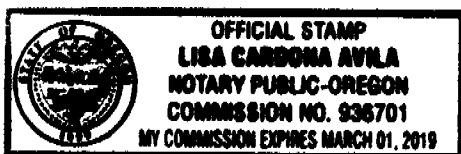
Sky Lakes Medical Center, Inc.

Dated this 15th day of May, 2015.

By: Richard E. Rico
CFO & Vice President

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 1st day of May, 2015, by Richard E. Rico as CFO and Vice President on behalf of Sky Lakes Medical Center, Inc.



Lisa Cardona Avila
Notary Public for Oregon

My commission expires: 3/1/2019

PARCEL 1:

A piece or parcel of land situated in the SE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the intersection of the Southerly right of way line of South Sixth Street and the Westerly right of way of the O.C. & E. Railroad spur; said point being also the Northeasterly corner of that parcel of land conveyed at page 8265 of Volume M68, of Klamath County Deed Records; thence North 58° 24' 45" West along the Southerly right of way line of South Sixth Street 218.95 feet to a point; thence North 55° 48' 55" West along said right of way line 180.4 feet to the most Northerly corner of that parcel of land conveyed at page 5330 of Volume M72 of Klamath County Deed Records; thence South 0° 45' East 451.4 feet to a point; thence North 88° 11' 20" East 203.85 feet to a point; thence South 0° 51' 30" East 57.0 feet to a point; thence North 89° 15' East 129.0 feet to a point on the West right of way line of the O.C. & E Railroad spur; thence North 0° 45' West along said right of way spur 284.2 feet to the point of beginning with bearing based on County Survey No. 4254.

PARCEL 2:

A piece or parcel of land situated in the SE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows: Beginning at a point on the Westerly right of way line of the O.C. & E Railroad spur as the same is presently located and constructed from which the Northeasterly corner of that parcel of land conveyed on page 8265 of Volume M68 of Klamath County Deed Records bears North 0° 45' West 284.2 feet distance; thence South 0° 45' East along said railroad right of way 249.0 feet to a point; thence along a circular curve to the left (having a central angle of 14° 25' 10" a radius of 429.51 and a long chord which bears South 7° 57' 35" East 107.8 feet) a distance of 108.1 feet to a point; thence South 89° 15' West 286.55 feet to a point; thence North 37° 52' 10" West 284.80 feet to a point; thence North 1 degree 48' 40" West 180.0 feet to a point; thence North 88° 11' 20" East 319.2 feet to a point; thence South 0° 51' 30" East 57.0 feet to a point; thence North 89° 15' East 129.0 feet, more or less to the point of beginning with bearings based on County Survey No. 4254.

PARCEL 3:

A parcel of land situated in the SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South line of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the South quarter corner of said Section 33 bears North 89° 26' East 313.83 feet distant; thence North 0° 45' West 4.0 feet to an existing iron pin reference monument; thence North 0° 45' West 176.00 feet to an existing iron pin; thence North 89° 14' 40" East 166.00 feet to an existing iron pin; thence North 0° 45' 30" West 76.50 feet to an existing iron pin on the Westerly right of way line of the O.C. & E. Railroad Spur as the same is presently located and constructed; thence following said right of way line along a 13.34 degree curve to the right, the long chord of which bears North 21° 39' 25" West 72.70 feet, a distance of 72.8 feet to an iron pin; Continued thence South 89° 15' West 286.55 feet to an iron pin; thence North 37° 52' 10" West 284.8 feet to an iron pin; thence North 1 degree 48' 40" West 180.0 feet to a point; thence North 88° 11' 20" East 115.35 feet to a point on the Southwest corner of that parcel designated as Parcel A in recorded survey no. 1922; thence North 0° 45' West along the Westerly boundary of said Parcel A, 451.4 feet to a point on the Southerly right of way boundary of South Sixth Street as the same is presently located and constructed;

(Parcel 3 Continued)

thence North $68^{\circ} 29' 25''$ West along the Southerly right of way line of South Sixth Street 429.1 feet to a point on the Easterly right of way line of the Southern Pacific Railroad projected Northerly; thence South $0^{\circ} 45'$ East along said right of way line projected and along said right of way line 1195.1 feet to its intersection with the Northerly right of way line of the O.C. & E. Railroad; thence South $51^{\circ} 58'$ East along said Northerly right of way line 241.2 feet to its intersection with the South line of Section 33, Township 38 South, Range 9 East of the Willamette Meridian; thence north $89^{\circ} 26'$ East 415.45 feet, more or less, along said Section line to the point of beginning.

PARCEL 4:

A strip of land described as follows: Beginning at the intersection of the Westerly line of Owens Street and the Southerly line of Sixth Street as now located; thence North $56^{\circ} 01' 33''$ West, 176.10 feet, more or less, to the Easterly line of Deed Volume 82, page 96, and the true point of beginning of the strip of land to be described; thence South $0^{\circ} 57' 30''$ East along the Easterly line of said deed, 110 feet; thence North $56^{\circ} 01' 33''$ West 48.79 feet to the Westerly line of Deed Volume 82, page 96; thence North $0^{\circ} 57' 30''$ West 110 feet to the Southerly line of Sixth Street; thence South $56^{\circ} 01' 33''$ East 48.79 feet to the true point of beginning.

PARCEL 5:

A piece or parcel of land situated in the SE1/4 SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point in the Southerly line of Sixth Street, City of Klamath Falls, County of Klamath, State of Oregon, said point lying distant 176.10 feet Westerly along the Southerly line of Sixth Street from the intersection of the Southerly line of the said Sixth Street with the Westerly line of Owens Street (formerly known as Front Street), running thence South $0^{\circ} 57' 30''$ East, a distance of 526.84 feet to a point; thence Southerly, along the arc of a curve, (said curve being tangent to the last mentioned course at the last mentioned point) concave to the left having a radius of 389.51 feet, a distance of 346.14 feet to a point in the Westerly line of Owens Street; thence South $0^{\circ} 55' 30''$ East, along the Westerly line of Owens Street, a distance of 50.02 feet to a point; thence Northerly along the arc of a curve (the tangent of the said curve bears North $56^{\circ} 05'$ West at the last mentioned point) concave to the right, having a radius of 429.51 feet, a distance of 413.24 feet, to a point; thence North $0^{\circ} 57' 30''$ West and tangent to the last mentioned course at the last mentioned point, a distance of 554.78 feet, to a point in the Southerly line of Sixth Street; thence South $56^{\circ} 01' 30''$ East, along the Southerly line of Sixth Street, a distance of 48.79 feet to the point of beginning, LESS AND EXCEPT a tract of land described as follows:

Beginning at the intersection of the Westerly line of Owens Street and the Southerly line of Sixth Street as now located; thence North $56^{\circ} 01' 33''$ West, 176.10 feet, more or less, to the Easterly line of Deed Volume 82, page 96, and the true point of beginning of the strip of land to be described; thence South $0^{\circ} 57' 30''$ East along the Easterly line of said deed, 110 feet; thence North $56^{\circ} 01' 33''$ West 48.79 feet to the Westerly line of Deed Volume 82, page 96; thence North $0^{\circ} 57' 30''$ West 110 feet to the Southerly line of Sixth Street; thence South $56^{\circ} 01' 33''$ East 48.79 feet to the true point of beginning.