



2015-011652
Klamath County, Oregon
10/23/2015 11:51:15 AM
Fee: \$82.00

After recording, return to:
Stewart Title Guaranty Company
One Washington Mall, Suite 1400
Boston, MA 02108
Attn: Stacey Hanrahan

Send tax statements to:
ARHC SLKLAOR01, LLC
c/o Healthcare Trust, Inc.
200 Dryden Road, Suite 1100
Dresher, PA 19025

SPECIAL WARRANTY DEED

KLAMATH FALLS MOB, LP, a Texas limited partnership, Grantor, conveys and specially warrants to ARHC SLKLAOR01, LLC, a Delaware limited liability company, Grantee, the following described real property free of encumbrances created or suffered by the Grantor, 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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 property is free of all encumbrances created or suffered by the Grantor except (if none, so state):

1. 2015 real estate taxes and municipal charges which constitute liens but which are not yet due and payable.

2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.
3. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: City of Klamath Falls, Oregon

Recorded: June 19, 1986

Instrument No.: M86, page 10667

5. Property Boundary Agreement and the terms and conditions contained therein Between:
Klamath Medical Building, LLC
And: Klamath Falls MOB, LP
Recorded: August 18, 2014
Instrument No.: 2014-008602
6. Rights of Sky Lakes Medical Center, Inc., Tenant, as tenant only under an unrecorded Lease.

The true consideration for this conveyance is \$3,250,000.00.

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 195.306 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,

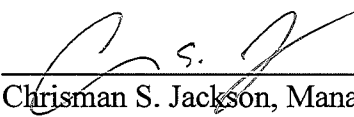
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 23rd day of October, 2015.

GRANTOR:

KLAMATH FALLS MOB, LP,
a Texas limited partnership

By: Klamath Falls MOB Managers, LLC,
a Texas limited liability company,
its General Partner

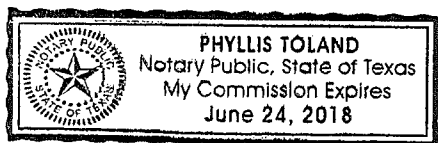
By: 
Chrisman S. Jackson, Manager

THE STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on this 20th day of October, 2015, by Chrisman S. Jackson, Manager of Klamath Falls MOB Managers, LLC, the General Partner of Klamath Falls MOB, LP, a Texas limited partnership, on behalf of said limited partnership.

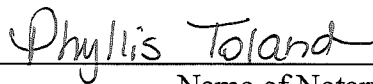




Notary Public – State of Texas

My Commission Expires:

June 24, 2018



Name of Notary

14000.074/D43.2