



2016-001899

Klamath County, Oregon

02/23/2016 04:16:55 PM

Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sky Lakes Medical Center, Inc., a nonprofit
corporation

2865 Daggett Avenue

Klamath Falls, OR 97601

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

Sky Lakes Medical Center, Inc., a nonprofit
corporation

2865 Daggett Avenue

Klamath Falls, OR 97601

File No. 83225AM

STATUTORY WARRANTY DEED

Sindmack Second Family Limited Partnership

Gregory K. Sindmack, M.D., General Partner,

Grantor(s), hereby convey and warrant to

Sky Lakes Medical Center, Inc., a nonprofit corporation ,

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 attached Exhibit A"

The true and actual consideration for this conveyance is \$268,275.00.

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:

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 22 day of February, 2016

Sindmack Second Family Partnership
Gregory K. Sindmack, M.D., General Partner

By: [Signature]
Gregory K. Sindmack, General Partner

State of Oregon } ss
County of Klamath }

On this 22 day of February, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Gregory K. Sindmack, ~~M.D.~~ General Partner for Sindmack Second Family Limited Partnership, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 6/17/2016

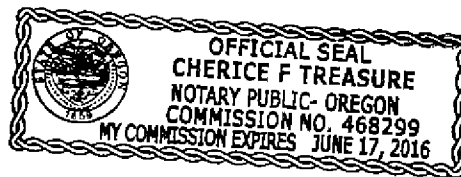


EXHIBIT 'A'

PARCEL 1:

An undivided 1/2 interest only in and to the following:

A piece or parcel of land situated in the SE 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at an existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M69, at page 5894 Microfilm Records of Klamath County, Oregon, from which the center quarter corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0 degrees 51' West 839 feet, more or less, distant; thence North 87 degrees 49' West 197.2 feet to an existing 1/2 inch iron pin on the Easterly boundary of the OTI Access Road; thence South 2 degrees 38' 30" West along the Easterly boundary OTI Access Road 117 feet to a point; thence South 87 degrees 49' East 83 feet to a point, said point being the true Point of Beginning; thence continuing South 87 degrees 49' East 55 feet to a point; thence North 2 degrees 38' 30" East 117 feet to a point; thence North 87 degrees 49' West 83 feet to a point; thence in a straight line in a Southeasterly direction to the true Point of Beginning.

Parcel 2:

An undivided 1/4 interest only in and to the following:

A piece or parcel of land situated in the SE 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M69, page 5894 in the deed records of Klamath County, Oregon, from which the center quarter corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0 degrees 51' West 839 feet, more or less, distant; thence North 87 degrees 49' West 59.2 feet to a point; thence South 2 degrees 38' 30" West 117 feet to a point; thence North 87 degrees 49' West 138 feet to a point on the Easterly boundary of the OTI Access Road; thence South 2 degrees 38' 30" West along the Easterly boundary of the OTI Access Road 53 feet to a 5/8 inch aluminum capped iron pin; thence South 87 degrees 49' 20" East 202.6 feet to a 5/8 inch aluminum capped iron pin; thence North 0 degrees 51' East 170.0 feet to a point of beginning.

PARCEL 3:

An undivided 1/4 interest only in and out to the following:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, adjacent to and Easterly of Campus Drive Southerly of the certain parcel described in Volume M74 at page 10466, Microfilm Records of Klamath County, Oregon and Northerly and Westerly of the parcel described in Volume M72, at page 2437, Microfilm Records of Klamath County, Oregon.



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2016-9

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Sindmack Second Family Limited Partnership

Grantee

Sky Lakes Medical Center, Inc

Signed on (date)

and for consideration of

\$ 268,275.00

Assessor's signature

[Signature]

Date

2-23-16