



**2016-013474**

**Klamath County, Oregon**

**12/19/2016 11:11:00 AM**

**Fee: \$52.00**

THIS SPACE RESE

After recording return to:

Sky Lakes Medical Center Inc.

2865 Daggett Ave

Klamath Falls, OR 97601

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

Sky Lakes Medical Center Inc.

2865 Daggett Ave

Klamath Falls, OR 97601

File No. 139012AM

---

### STATUTORY WARRANTY DEED

**Klamath Falls City Schools, formerly known as School District No. 1 of Klamath County, Oregon,  
a public school district of the State of Oregon,**

Grantor(s), hereby convey and warrant to

**Sky Lakes Medical Center Inc., an Oregon 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:

**PLEASE SEE ATTACHED EXHIBIT "A"**

The true and actual consideration for this conveyance is **\$1,100,000.00**.

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 15th day of Dec, 2016

Klamath Falls City Schools

By: [Signature]  
Dr. Paul Hillyer, Superintendent

State of Oregon}ss.  
County of Klamath}

On this 15th day of December, 2016, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Dr. Paul Hillyer, Superintendent of Klamath Falls City Schools known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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

[Signature]

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Jan 9 2018



**EXHIBIT "A" LEGAL DESCRIPTION**

A piece or parcel of land situate in the NW1/4 of the SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being also a portion of Eldorado Heights Addition to the City of Klamath Falls, Oregon, vacated by Ordinance No. 4865 of the City of Klamath Falls, and being described as follows:

Beginning at an iron pin on the Westerly boundary of Lexington Avenue from which the Section corner common to Sections 20, 21, 28 and 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0° 05' East 99.68', South 89° 58' East 975.84 feet, South 0° 18' West 1341.57 feet, and South 89° 38' East 390.0 feet distant (said point of beginning being also on the Northeasterly corner of Lot 21, Block 7 of said vacated Eldorado Heights Addition), all said ties and locations being as shown on the duly recorded plat of the said vacated Eldorado Heights Addition; thence South 58° 08' West 105.0 feet to an iron pin on the centerline of Block 7 of said vacated Eldorado Heights Addition; thence North 31° 51 1/2' West along the centerline of said vacated Block 7 518.9 feet to an iron pin; thence North 67° 07 3/4' West 63.3 feet to an iron pin on the centerline of Block 8 of said vacated Eldorado Heights Addition; thence along a 6° 37 1/2' circular curve to the left on the centerline of said vacated Block 8, having a radius of 864.7 feet and having a long chord which bears North 63° 38' West 446.35 feet a distance of 472.2 feet to an iron pin; thence North 73° 53 1/2' West 60.85 feet to an iron pin on the centerline of Block 9 of said vacated Eldorado Heights Addition; thence North 89° 47 1/2' West along the centerline of said vacated Block 9 341.05 feet to an iron pin on the Easterly boundary of Sixth Avenue; thence North 0° 50 1/4' East along the Easterly boundary of Sixth Avenue and Sixth Avenue extended 611.45 feet to an iron pin on the Northerly boundary of the said vacated Eldorado Heights Addition; thence South 89° 58 1/4 East along the Northerly boundary of the said vacated Eldorado Heights Addition 1209.9 feet to an iron pin on the Westerly boundary of Lexington Avenue and Lexington Avenue extended; thence South 0° 05' East along the Westerly boundary of Lexington Avenue 1237.3 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof described as follows:

A parcel of property in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 20, which point is the intersection of the Easterly right of way line of vacated Lexington Avenue and the North line of the NW1/4 SE1/4 of said Section 20; thence South along the Easterly right of way line of vacated Lexington Avenue to a point lying North 87° 15' 03" East a distance of 59.61 feet from the Northeast corner of Lot 21, Block 7 vacated Eldorado Heights Addition; thence South 87° 15' 03" West a distance of 59.61 feet; thence South 58° 08' West a distance of 105.00 feet; thence North 31° 51' 30" West a distance of 518.90 feet; thence North 67° 07' 45" West a distance of 63.30 feet; thence North 41° 07' 30" East a distance of 120.00 feet; thence North 19° 28' 38" East a distance of 781.79 feet; thence North 89° 58' 15" East a distance of 80.00 feet to the West right of way line of vacated Lexington Avenue; thence East 60 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING any portion lying within the plat of Crown Ridge Phase 1.