



2017-002412

Klamath County, Oregon

03/07/2017 11:53:01 AM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Sky Lakes Medical Center Inc., an Oregon not for
profit Corporation

2865 Dagget 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., an Oregon not for
profit Corporation

2865 Dagget Ave

Klamath Falls, OR 97601

File No. 153700AM

STATUTORY WARRANTY DEED

Paul E. Schneider, as to Parcel One and Paul Schneider as to Parcels Two and Three,

Grantor(s), hereby convey and warrant to

Sky Lakes Medical Center Inc., an Oregon not for profit 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:

PARCEL ONE

Lot 6, Block 2, CANAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof EXCEPTING THEREFROM the following:

That portion of Lot 6 described as: Beginning at the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6 a distance of 26 feet; thence Westerly along a line parallel with the Southerly line of Lot 6, a distance of 8 inches; thence Southerly, along a line parallel with the Easterly line of said Lot 6; a distance of 26 feet to a point on the Southerly line of said Lot 6; thence Easterly along the Southerly line of said Lot 6, a distance of 8 inches to the point of beginning,

ALSO EXCEPTING the following portion of Lot 6: Beginning at a point of the Easterly line of said Lot 6, said point being 61 feet and 6 inches Northerly from the Southeasterly corner of said Lot 6; thence Northerly along the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less, to a point on the Southerly line of Main Street; thence Westerly along said Southerly line of Main Street, a distance of 8 inches; thence Southerly along the line parallel with the Easterly line of said Lot 6, a distance of 42 feet 6 inches, more or less; thence Easterly along a line parallel with the Southerly line of Main Street a distance of 8 inches to the point of beginning.

PARCELS TWO AND THREE

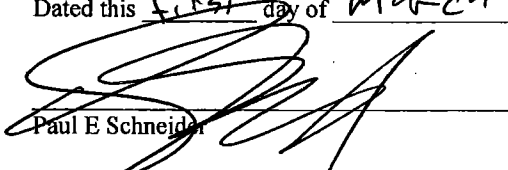
Lot 7 and 8 in Block 2, CANAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$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 first day of March, 2017

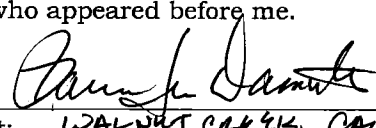

Paul E. Schneider

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
 } ss.

County of Alameda

On MARCH 1, 2017 before me, LAURA JAN DAMONTE, Notary Public, personally appeared PAUL E. SCHNEIDER, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature  (Seal)

Residing at: WALNUT CREEK, CALIF.

My Commission Expires: 7/29/2017





Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

2017-3

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

Grantor

Paul E. Schneider

Grantee

Sky Lakes Medical Center Inc., an Oregon not for profit Corporation

Signed on (date)

March 1, 2017

and for consideration of

\$ 100,000.00

Assessor's signature

L. J. Hill

Date

~~3/3/2017~~

3/7/2017

DH

150-310-411 (Rev. 10-15)

PARCEL ONE

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