



THIS SPACE RESERVED FOR R

2017-012355

Klamath County, Oregon

10/26/2017 03:46:44 PM

Fee: \$52.00

After recording return to:

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

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., an Oregon not for
profit Corporation

2865 Daggett Ave

Klamath Falls, OR 97601

File No. 199021AM

SPECIAL WARRANTY DEED

Black Silver LLC,

Grantor(s) hereby conveys and specially warrants to

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

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

Lots 1, 2, 3, and 4 in Block 2 of Canal Addition to City of Klamath Falls, 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 \$120,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 25 day of October, 2017

Black Silver LLC

By:

The NGD Trust

By:

John Batzer, Trustee

Southern Oregon Management Inc.

By:

William J. Batzer, President

State of Oregon} ss
County of Jackson}

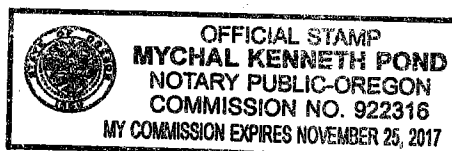
On this 25 day of October, 2017, before me, Mychal K Pond a Notary Public in and for said state, personally appeared William J. Batzer known or identified to me to be the President of the Limited Liability Company known as Black Silver LLC and John Batzer, Trustee of the NGD Trust who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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.

Mychal K Pond
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10-25-17



Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

2017-15

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

Grantor

Black Silver LLC

Grantee

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

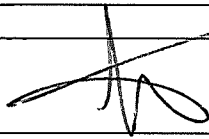
Signed on (date)

OCT. 25, 2017

and for consideration of

\$ 120,000.⁰⁰

Assessor's signature



Date

10/26/17

Lots 1, 2, 3, and 4 in Block 2 of Canal Addition to City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.