



THIS SPACE RESERVED FOR RECORDER

2017-012662
Klamath County, Oregon
11/02/2017 02:51:49 PM
Fee: \$52.00

After recording return to:
Sky Lakes Medical Center Inc., an Oregon not for
profit Corporation
2865 Dagett 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 Dagett Ave
Klamath Falls, OR 97601
File No. 195548AM

SPECIAL WARRANTY DEED

Andrew J. Trembley,

Grantor(s) hereby conveys and specially warrants to

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

**Lot 5 in Block 2, CANAL ADDITION, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon, together with a portion of Lot 6 in Block 2, CANAL
ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon, described as follows:**

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 said 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 said Southerly line of Lot 6 a distance of 8
inches to the place of beginning.

**ALSO a further portion of Lot 6, Block 2, CANAL ADDITION, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon, described as follows:**

Beginning at a point on the Easterly line of said Lot 6, said point being 61 feet 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 a 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 said
Southerly line of Main Street, a distance of 8 inches to the point of beginning.

The true and actual consideration for this conveyance is \$170,000.00.

BZant

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 1 day of Nov, 2017

Andrew J. Trembley
Andrew J. Trembley

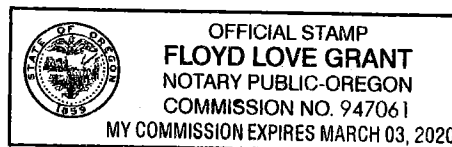
State of Oregon } ss
County of ~~Klamath~~ MULTNOMAH

On this 1st day of ~~October~~ NOVEMBER, 2017, before me, FLOYD L. GRANT a Notary Public in and for said state, personally appeared Andrew J. Trembley, 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.

Floyd L. Grant
Notary Public for the State of Oregon
Residing at: Klamath County Oregon
Commission Expires: January 9, 2018

3-3-20





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

Certification #

2017-16

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

Grantor

Andrew J. Trembley

Grantee

Sky Lakes Medical Center Inc.

Signed on (date)

11-1-17

and for consideration of

\$ 170,000.00

Assessor's signature

Date

10/3/17

Lot 5 in Block 2, CANAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a portion of Lot 6 in Block 2, CANAL ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

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Beginning at a point on the Easterly line of said Lot 6, said point being 61 feet 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 a 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 said Southerly line of Main Street, a distance of 8 inches to the point of beginning.

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