

When Recorded Return to:
First American Title Insurance Company
National Commercial Services
18500 Von Karman Avenue, Suite 600
Irvine, CA 92612
File No: NCS - 860346

2018-003847
Klamath County, Oregon
03/30/2018 11:38:01 AM
Fee: \$77.00

RECORD AND RETURN TO:

Latham & Watkins LLP
650 Town Center Drive, 20th Floor
Costa Mesa, CA 92626
Attn: Meagan Licata

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

c/o MBK Senior Living LLC
4 Park Plaza, Suite 850
Irvine, CA 92614

STATUTORY SPECIAL WARRANTY DEED

By this Statutory Special Warranty Deed, executed on March 27, 2018 and effective as of March 30, 2018, **Quail Park of Klamath Falls, LLC**, a Washington limited liability company, Grantor, conveys and specially warrants to Klamath Falls MSL LLC, a Delaware limited liability company, Grantee, the real property described on Exhibit "A" attached hereto and made a part hereof by this reference (the "Property"), free of encumbrances except for those matters set forth on Exhibit "B" attached hereto and made a part hereof by this reference. In addition to the foregoing, Grantor also hereby transfers, assigns and conveys to Grantee all of Grantor's right, title and interest of Grantor in, to and under that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements, dated May 5, 2014, made by Grantor and recorded against a portion of the Property on May 7, 2014 in Klamath County, Oregon as Instrument No. 2014-004617, including, without limitation, all of Grantor's rights as the "Declarant" thereunder.

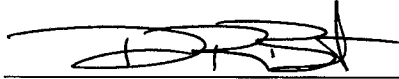
The true consideration for this conveyance includes other property or other value given or promised that represents the whole consideration.

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.

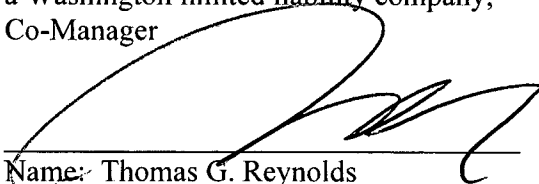
Dated this 27 day of March, 2018.

Quail Park of Klamath Falls, LLC, a Washington
limited liability company



Name: Denis R. Bryant
Title: Co-Manager

Northwestern Senior Development, LLC,
a Washington limited liability company,
Co-Manager



Name: Thomas G. Reynolds
Title: Manager

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On this 27th day of March

Maui L Patterson

NOTARY PUBLIC in and for the State of

My Commission expires: 4-26-18

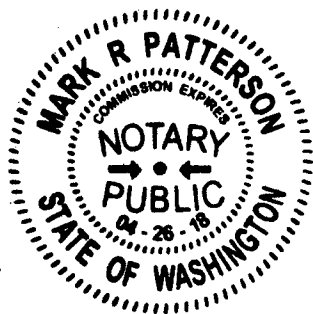


Exhibit "A" to Oregon Special Warranty Deed

Legal Description – Quail Park of Klamath Falls, LLC

**(1000 Town Center Drive and 101 Crystal Terrace, Klamath Falls, Klamath County,
Oregon 97601)**

PARCEL A:

Parcels 1 and 2 of Land Partition 20-13, replat of Parcel 1 of Land Partition 62-00 and portion of Parcel 2 of Land Partition 62-00 conveyed in Property Line Adjustment 13-11 in SE1/4 NE1/4, Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon recorded May 7, 2014 in Volume 2014-004618

PARCEL B:

Easement as disclosed in Agreement for Reciprocal Access Easement recorded June 8, 2001 in Volume M01, page 27242, Microfilm Records of Klamath County, Oregon.

PARCEL C:

Easement as disclosed in Perpetual Easement of Utilities and Access recorded October 7, 2011 as Instrument No. 2011-11193, Klamath County Records, Oregon.

PARCEL D:

Easement as disclosed in Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded May 7, 2014 as Instrument No. 2014-004617, Klamath County Records, Oregon.

Exhibit "B" to Oregon Special Warranty Deed

Permitted Exceptions

To include only the exceptions specified in the Proforma Policy for the applicable Property.

1. The 2018-2019 Real Estate Taxes: A lien not yet due or payable.
2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Recorded: November 19, 1929
Instrument No.: Volume 88, page 290, Deed Records
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Beaver Tate Telephone Company
Recorded: August 24, 1959
Instrument No.: Volume 315, page 236, Deed Records
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Presbyterian Intercommunity Hospital, Inc., an Oregon non-profit corporation
Recorded: September 1, 1964
Instrument No.: Volume 355, page 643, Deed Records
5. Agreement for Reciprocal Access Easement, including the terms and provisions thereof,
Dated: June 8, 2001
Recorded: June 8, 2001
Instrument No.: M01, page 27242
Between: Merle West Medical Center, Inc., Crystal Terrace Retirement Community, LLC, an Oregon
Limited Liability Company
And: Klamath Falls Intercommunity Hospital Authority
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: PacifiCorp, an Oregon Corporation
Recorded: November 2, 2006
Instrument No.: 2006-022000

7. Heating and Cooling Water Supply Agreement, including the terms and provisions thereof,
Recorded: December 24, 2009
Instrument No.: 2009-016103
Between: PFRS Crystal Terrace Corp., a Michigan Corporation, Marquis Companies I, Inc.
And: Plum Ridge Care Community, LLC, an Oregon Limited Liability Company

Addendum, including the terms and provisions thereof,
Recorded: October 7, 2011
Instrument No.: 2011-011191

Assignment of Interest in Heating and Cooling Water Supply Agreement, subject to the terms and provisions thereof;
Recorded: March 30, 2012
Instrument No.: 2012-003339
From: Plumridge Care Community, LLC, an Oregon Corporation
To: Sky Lakes SNF, LLC, a California Limited Liability Company.

8. Perpetual Easement for Utilities and Access, including the terms and provisions thereof,
Recorded: October 7, 2011
Instrument No.: 2011-011193
9. Covenants, conditions and restrictions contained in the document entitled "Declaration of Covenants, Conditions and Restrictions and Grant of Easements" but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: May 7, 2014
Instrument No.: 2014-004617
10. Easement or easements, including the terms and provisions thereof, as contained in the document entitled "Declaration of Covenants, Conditions and Restrictions and Grant of Easements":
Recorded: May 7, 2014
Instrument No.: 2014-004617

11. Easements for access, entrance monument, re-routed storm drain, pond access and detention pond, as created by and shown on the plat entitled "Land Partition 20-13" recorded as Instrument No. 2014-004618.

The above easements are subject to the terms and conditions of the Agreement for Reciprocal Access Easement recorded in Volume M01, Page 27242 and the Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded in Instrument No. 2014-004617.