

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

**2018-003848**  
Klamath County, Oregon  
03/30/2018 11:38:01 AM  
Fee: \$72.00

**RECORD AND RETURN TO:**

Latham & Watkins LLP  
650 Town Center Drive, 20<sup>th</sup> 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

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**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 Phase II, 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 Quail Park of Klamath Falls, LLC 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.

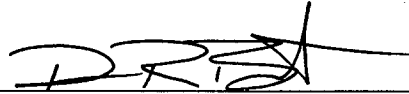
The true consideration for this conveyance includes other property or other value given or promised that represents the whole consideration.

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.

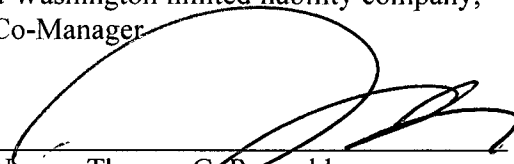
Dated this 27 day of March, 2018.

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



Name: Denis R. Bryant  
Title: Co-Manager

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



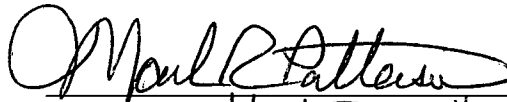
Name: Thomas G. Reynolds  
Title: Manager

STATE OF WASHINGTON                    )  
  )  
County of King                            )                    ss.

On this 27<sup>th</sup> day of March, 2018, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared DENIS R. BRYANT and NORTHWESTERN SENIOR DEVELOPMENT, LLC by THOMAS G. REYNOLDS, Manager, to me known to be the Mangers of Quail Park of Klamath Falls Phase II, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said on behalf of said limited liability company.

Witness my hand and official seal hereto affixed the day and year first above written.



  
[Print Name] Mark R. Patterson  
NOTARY PUBLIC in and for the State of  
Washington residing at Tacoma  
My Commission expires: 4-26-18

**Exhibit "A" to Oregon Special Warranty Deed**

**Legal Description – Quail Park of Klamath Falls Phase II, LLC**

**(320 Jade Terrace, Klamath Falls, Klamath County, Oregon 97601)**

**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.

**PARCEL E:**

Parcel 3 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 F:**

Easement as disclosed in Agreement for Reciprocal Access Easement recorded June 8, 2001 in Volume M01, page 27242, Microfilm Records of Klamath County, 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. 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
5. Easements for access and re-routed storm drain as shown on the Partition Plat No. 20-13.

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.

6. 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

7. 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

8. 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: Falcon Cable Systems Company II, LP

Recorded: March 15, 2016

Instrument No.: 2016-002746