



THIS SPACE RESERVED FOR

2018-005015
Klamath County, Oregon
04/24/2018 01:29:01 PM
Fee: \$52.00

After recording return to:

Klamath Health Partnership Inc., an Oregon
Corporation

2074 S 6th Street

Klamath Falls, OR 97601

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

Klamath Health Partnership Inc., an Oregon
Corporation

2074 S 6th Street

Klamath Falls, OR 97601

File No. 226410AM

STATUTORY WARRANTY DEED

Richard William Avey and Daretta Kay Avey, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Klamath Health Partnership Inc., an Oregon 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:

See Attached Exhibit 'A'

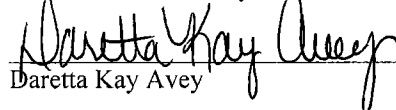
The consideration paid for the transfer is \$200,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR/GRANTEE.

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 23 day of April, 2018.


Richard William Avey


Daretta Kay Avey

State of Oregon } ss
County of Klamath }

On this 23rd day of April, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Richard William Avey and Daretta Kay Avey, 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19



EXHIBIT 'A'

Parcel 1:

A parcel of land situated in Block 8 of Supplemental Plat of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4 in said Block; thence N. $39^{\circ} 04' 50''$ E. along the Northwesterly line of Pine Street a distance of 102.83 feet to a cross chiseled in the sidewalk; thence no $51^{\circ} 03' 32''$ W. a distance of 120.0 feet to the Northwesterly line of Lot 3 in said Block 8; thence S., $39^{\circ} 02' 39''$ W. along the Northwesterly line of Lots 3 and 4, said Block 8 a distance of 102.56 feet, more or less, the Northeasterly line of Fourth Street thence S. $50^{\circ} 55'$ W. along said Northeasterly line and the Westerly line of Lot 4 a distances of 120.0 feet, more or less, to the point of beginning.

ALSO the Southeasterly 6.0 feet of Lot 5 in said Block 8.

Parcel 2:

Lot 2 in Block 7 of Supplemental Plat of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3:

Lot 1, Block 7, Supplemental Plat of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

DHA
RA