

**2019-014887**

Klamath County, Oregon



00252022201900148870020021

12/23/2019 12:26:16 PM

Fee: \$87.00

**AFTER RECORDING, RETURN TO:**

Lauren Johnson  
Advantage Dental Clinics, LLC  
442 SW Umatilla Avenue  
Redmond, OR 97756

**SEND TAX STATEMENTS TO:**

Advantage Dental Clinics, LLC  
442 SW Umatilla Avenue  
Redmond, OR 97756

**STATUTORY WARRANTY DEED**

**(ORS 93.850)**

ADVANTAGE CLINIC PROPERTIES, LLC, an Oregon limited liability company, ("Grantor"), conveys and warrants to ADVANTAGE DENTAL CLINICS, LLC, an Oregon limited liability company, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, more particularly described as follows:

Lots 13, 14, 15 and the West ½ of Lot 16 in Block 1, SIXTH STREET ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE: CODE: 001 MAP: 3903-004AA TL: 00200 KEY: 530456

The true consideration for this conveyance is property other than money.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 5<sup>th</sup> day of December, 2019.

ADVANTAGE CLINIC PROPERTIES, LLC

By: TDC

Todd Cruse, President

STATE OF TENNESSEE

COUNTY OF Davidson } ss.

The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of December, 2019, by TODD CRUSE, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Charla Dailey  
(Notary signature)

Printed Name: Charla Dailey

Notary Public in and for the State of Tennessee

My Commission Expires: April 24, 2022

(Seal)

