 **AmeriTitle**  
MTC 452523AM  
C000124029

**2021-009701**

Klamath County, Oregon

06/21/2021 01:54:00 PM

Fee: \$97.00

**After Recording Return To:**

AMROCK, LLC  
COMMERCIAL TEAM, 9TH FLOOR  
JOANIE ZIMMER  
662 WOODWARD AVENUE  
DETROIT, MI 48226

**Tax Statements To:**

Terravet Real Estate Solutions  
33 Rock Hill Road, Suite 320  
Bala Cynwyd, PA 19004

**WARRANTY DEED**

(ORS 93.850)

J and M Care Management, LLC, as Trustee of The Lilac Land Trust, Grantors, conveys and warrants to Terravet Klamath West LLC a Delaware limited liability company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in the City of Klamath Falls, Klamath County, State of Oregon:

**Legal Description:** Attached hereto as "**Exhibit A**"

Subject to all encumbrances of record.


Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any under ORS 195.301 and 195.336 and sections 5 to 11, Chapter 424, Oregon laws 2007, Section 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.

The true consideration for this conveyance is \$875,000.

52

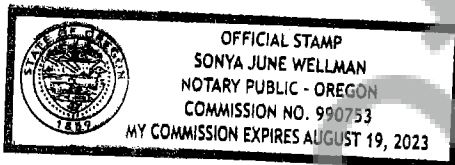
Dated this 9<sup>th</sup> day of JUNE, 2021

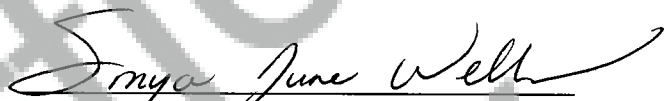
J AND M CARE MANAGEMENT, LLC, AS  
TRUSTEE OF THE LILAC LAND TRUST

By:   
Name: Doug McInnis  
Title: Manager

State of Oregon                    )  
  ) ss:  
County of Klamath            )

This instrument was acknowledged before me on the 09<sup>th</sup> day of June, 2021  
by Doug D. McInnis.



  
Notary Public for Oregon  
My Commission Expires: 08/19/2023

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Dated this 1<sup>st</sup> day of June, 2021

TERRAVET KLAMATH WEST LLC

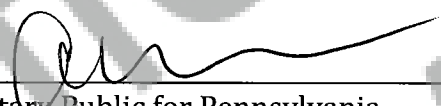
By: 

Name: Daniel Eisenstadt

Title: Authorized Signatory

Commonwealth of Pennsylvania    )  
  ) ss:  
County of Montgomery                    )

This instrument was acknowledged before me on the 1<sup>st</sup> day of June, 2021 by Daniel Eisenstadt, Authorized Signatory of Terravet Klamath West LLC, a Delaware limited liability company.

  
\_\_\_\_\_  
Notary Public for Pennsylvania

My Commission Expires: \_\_\_\_\_

Commonwealth of Pennsylvania - Notary Seal  
AISHA SLADEK, Notary Public  
Montgomery County  
My Commission Expires July 20, 2022  
Commission Number 1223199

Exhibit A  
Legal Description

Parcel 1

Lot 4 in Block 66 of Buena Vista 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.

Also a strip of land one foot in width along the Westerly side of Lot 3, Block 66 of Buena Vista Addition to the City of Klamath Falls, and also lying entirely Westerly of a concrete retaining wall marking the line of possession of said Lot 3 and being more particularly described as follows:

Beginning at a  $\frac{3}{4}$  inch iron pipe marking the Northwest corner of said Lot 3, thence Southerly along the Westerly line of said Lot 3, 95.00 feet; thence Easterly at right angles to said lot line, 1.00 feet; thence Northerly parallel to said lot line, 95.00 feet; thence Westerly 1.00 foot to the point of beginning.