



2022-014649
Klamath County, Oregon
12/29/2022 02:36:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

AC Needed, LLC, an Oregon Limited Liability
Company

3815 S. 6th Street, Suite 108

Klamath Falls, OR 97603

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

AC Needed, LLC, an Oregon Limited Liability
Company

3815 S. 6th Street, Suite 108

Klamath Falls, OR 97603

File No. 569809AM

STATUTORY WARRANTY DEED

**Klamath Hospice, Inc.,
an Oregon Non-Profit Organization,**

Grantor(s), hereby convey and warrant to

AC Needed, LLC, an Oregon Limited Liability Company,

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 Exhibit "A"

The true and actual consideration for this conveyance is \$500,000.00.

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 29 day of December, 2022.

Klamath Hospice, Inc., an Oregon Non-Profit Organization

By: Rachel Throne
Rachel Throne, Executive Director

State of Oregon } ss
County of Klamath }

On this 29 day of December, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Rachel Throne, 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.

Emily Coe

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9/27/2025



EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

A portion of the SE1/4 NW1/4 of Section 2 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-inch axle marking the Southwesterly corner of Lot 82 of Pleasant Home Tracts, a duly recorded Subdivision; thence North 89° 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00° 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88° 59' 04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00° 35' 00" West a distance 115.88 feet to the true point of beginning of this description; thence continuing North 00° 35' 00" West 153.05 feet to a P-K Nail; thence North 45° 25' 00" East 27.79 feet to a P-K Nail; thence South 88° 35' 00" East 122.52 feet to a P-K Nail on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Microfilm Records of Klamath County, Oregon; thence South 00° 35' 00" East along said Easterly line a distance of 167.00 feet; thence South 88° 59' 04" West a distance of 142.50 feet to the true point of beginning. Bearings based on Survey No. 1480 as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING the following described parcel of real property:

A portion of the SE1/4 NW1/4, of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one inch axle marking the Southwesterly corner of Lot 82, Pleasant Home Tracts, a duly recorded subdivision; thence North 89° 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00° 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88° 59' 04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00° 35' 00" West a distance of 115.88 feet to the true point of beginning of this description, as marked by a 1/2 inch iron pin; thence North 88° 59' 04" East 142.50 feet to a 1/2 iron pin on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Microfilm Records of Klamath County, Oregon; thence along said Easterly line North 00° 35' 00" West 38.55 feet to a 5/8 inch iron pin; thence South 89° 25' 00" West 142.52 feet to a 5/8 inch iron pin; thence South 00° 35' 00" East 39.47 feet to the true point of

beginning, with bearings based on Survey No. 1480, as recorded in the office of the County Surveyor.

TOGETHER WITH an easement right of way along and upon a strip 30 feet in width lying adjacent to and parallel with the Westerly boundary line of the above described property and extended Southerly to the North line of South Sixth Street, for ingress and egress from said property.