

2023-003277

Klamath County, Oregon

05/01/2023 01:06:01 PM

Fee: \$97.00



After recording return to:
Pacific Living Centers Southwest, LLC
c/o Senior Housing Managers, LLC,
25260 SW Parkway, Suite B
Wilsonville, OR 97070

Until a change is requested all tax
statements shall be sent to the
following address:
Pacific Living Centers Southwest, LLC
c/o Senior Housing Managers, LLC,
25260 SW Parkway, Suite B
Wilsonville, OR 97070

File No.: NCS-1F2QOR01-OR1 (ch)

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Keystone West Investments, LLC, an Idaho limited liability company, Grantor, conveys and specially warrants to **Pacific Living Centers Southwest, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT: See Exhibit B attached hereto and by reference made a part hereof.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$979,741.67**. (Here comply with requirements of ORS 93.030)

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.

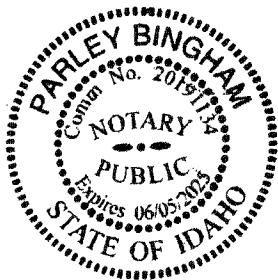
Dated this 26 day of April, 2023.

Keystone West Investments, LLC, an Idaho limited liability company

By: [Signature]
Name: Jason Fletcher
Title: Authorized Signatory

STATE OF Idaho)
County of Ada)ss.

This instrument was acknowledged before me on this 26th day of APRIL, 2023 by Jason Fletcher as Authorized Signatory of Keystone West Investments, LLC, an Idaho limited liability company, on behalf of the limited liability company.



[Signature]
Notary Public for Idaho
My commission expires: 06/05/2025

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1

LOT 14, OF TRACT 1301, BASIN VIEW ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

PARCEL 2

LOT 15 OF TRACT 1301, BASIN VIEW ESTATES,

EXCEPTING THEREFROM A TRACT OF LAND BEING A PORTION OF LOT 15 OF TRACT 1301 – BASIN VIEW ESTATES, SITUATED IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST WM, KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 89° 58' 13" EAST, ALONG THE NORTH LINE OF SAID LOT 15, 38.00 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 55° 19' 33" 144.10 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15; THENCE 89° 58' 13" WEST, ALONG THE SAID SOUTH LINE OF LOT 15, 154.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE, ALONG THE WEST LINE OF SAID LOT 15, NORTH 00° 00' 40" WEST 63.25 FEET AND NORTH 06° 24' 09" WEST 18.91 FEET TO THE POINT OF BEGINNING, CONTAINING 7825 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF TRACT 1301, BASIN VIEW ESTATES ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

PARCEL 3

LOT 16 OF TRACT 1301, BASIN VIEW ESTATES,

TOGETHER WITH A TRACT OF LAND BEING A PORTION OF LOT 15 OF TRACT 1301 – BASIN VIEW ESTATES, SITUATED IN THE NORTHEAST QUARTER NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST WM, KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE NORTH 89° 58' 13" EAST, ALONG THE NORTH LINE OF SAID LOT 15, 38.00 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 55° 19' 33" 144.10 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 15; THENCE 89° 58' 13" WEST, ALONG THE SAID SOUTH LINE OF LOT 15, 154.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE, ALONG THE WEST LINE OF SAID LOT 15, NORTH 00° 00' 40" WEST 63.25 FEET AND NORTH 06° 24' 09" WEST 18.91 FEET TO THE POINT OF BEGINNING, CONTAINING 7825 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF TRACT 1301, BASIN VIEW ESTATES ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

EXHIBIT B

1. Restrictions as shown on the official plat of said land recorded February 5, 1997, approximate location shown on survey prepared by Daniel A. Sporer of Welkin Engineering, P.C., dated as of February 24, 2023, last revised April 26, 2023 and designated as project number 22-131.03.
2. Easement as shown on the official plat of said land recorded February 5, 1997, approximate location shown on survey prepared by Daniel A. Sporer of Welkin Engineering, P.C., dated as of February 24, 2023, last revised April 26, 2023 and designated as project number 22-131.03.
3. Covenants, conditions and restrictions, 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: February 24, 1997
Instrument No.: Volume M97, Page 5470

Amended by instrument,
Recorded: March 19, 2001
Instrument No.: Volume M01, Page 10912
4. Rights of tenants under written, unrecorded leases which contain no rights of first refusal or options to purchase.
5. Subject to the following matters, disclosed by survey of the property entitled "ALTA/NSPS Land Title Survey," survey made by Daniel A. Sporer; PLS OR 226 on behalf of Welkin Engineering, P.C. dated February 24, 2023, last revised April 26, 2023 as project number: Job No. 23-131.03 (the "Survey"):
 - A. 6' tall board fence meanders over North property boundary line.
 - B. Gas lines, underground power lines, and water connections appear without the benefit of a recorded easement.