



After recording return to:  
Transformations Wellness Center  
3647 Highway 39  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Transformations Wellness Center  
3647 Highway 39  
Klamath Falls, OR 97603

File No.: 7161-4120886 (lb)  
Date: November 27, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**KW Campus, LLC, an Oregon limited liability company**, Grantor, conveys and warrants to  
**Transformations Wellness Center, an Oregon non-profit corporation**, Grantee, the following  
described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$300,000.00**. (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 29 day of December, 2023.

KW Campus, LLC, an Oregon limited liability company

By: David Cauble  
Name: David Cauble  
Title: Board President

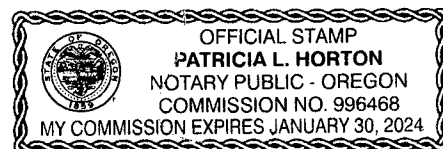
STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 29 day of December, 2023 by David Cauble as Board President of KW Campus, LLC, on behalf of the limited liability company.

Patricia L. Horton

Notary Public for Oregon  
My commission expires:

30 January 2024



## **EXHIBIT A**

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

PARCEL 1 OF PARTITION PLAT NO. LP- 38-22, RECORDED NOVEMBER 29, 2023, IN THE RECORD OF PARTITION PLATS IN KLAMATH COUNTY, OREGON, AND RECORDED AS DOCUMENT NO. 2023-10232, IN OFFICIAL RECORDS, KLAMATH COUNTY, OREGON.

A.P.N.: 900099