

2024-000496

Klamath County, Oregon



00324202202400004960060066

01/19/2024 09:12:21 AM

Fee: \$30.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Returned at Counter

After recording return to:

ORS 205.234(1)(c)

Transformations Wellness Center

*This space reserved for use by
Recording Office*

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Statutory Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

KW Campus, LLC

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Transformations Wellness Center

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 300,000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Transformations Wellness Center

3647 HWY 39

Klamath Falls, OR 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2024-000050**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of US Department of Health and Human Services

to correct add Notice of Federal Interest

previously recorded in book 2024 and page 000050 , or as fee number ."

2024-000050

Klamath County, Oregon

01/02/2024 03:35:02 PM

Fee: \$92.00



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)

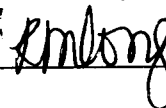


State of Oregon
County of Klamath

I hereby certify that instrument #2024-000050,
recorded on 1/2/2024, consisting of 3 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: January 19th, 2024



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

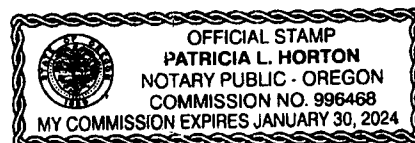


EXHIBIT A

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

NOTICE OF FEDERAL INTEREST

On September 14, 2023, the U.S. Department of Health and Human Services: Health Resources and Services Administration awarded Grant No. CE152175 to Klamath County Economic Development Association. The grant provides Community Project Funding/Congressionally Directed Spending (CPF/CDS) for Facilities and/or Equipment ("Construction") Projects, which is located on the property described below in Klamath County, STATE OF Oregon:

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.

The Notice of Award for this grant includes conditions on use of the aforementioned property and provides for a continuing Federal interest in the property. Specifically, the property may not be (1) used for any purpose inconsistent with the statute and any program regulations governing the award under which the property was acquired; (2) mortgaged or otherwise used as collateral without the written permission of the Associate Administrator, Office of Federal Assistance Management (OFAM), Health Resources and Services Administration (HRSA), or designee; or (3) sold or transferred to another party without the written permission of Associate Administrator, Office of Federal Assistance Management (OFAM), Health Resources and Services Administration (HRSA), or designee. These conditions are in accordance with the statutory provisions set forth in Consolidated Appropriations Act of 2023 (P.L. 117-328), Title 45 CFR part 74 or 92 (as appropriate), the HHS Grants Policy Statement, and other terms and conditions of award.

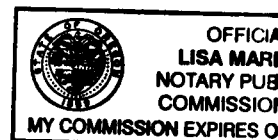
These grant conditions and requirements cannot be nullified or voided through a transfer of ownership. Therefore, advance notice of any proposed change in usage or ownership must be provided to the Health Resources and Services Administration (HRSA), Office of Federal Assistance Management (OFAM).

Signature: Barbara G. Heath

Typed Name: Barbara Heath

Title: CEO-Transformations Wellness Center

Date: 1/19/2024



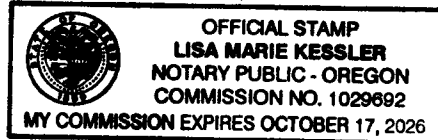
STATE OF OREGON,

County of Klamath } ss.

On January 19, 2024 before me personally appeared Barbara Heath
Ced Transformation Wellness Center

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Lisa M. Kessler
Notary Public for Oregon
My commission expires October 17, 2026

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

L STAMP
E KESSLER
LIC - OREGON
NO. 1029692
OCTOBER 17, 2026