

After Recording Return To:

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

2021-009577

Klamath County, Oregon

06/18/2021 08:44:00 AM

Fee: \$97.00

2025-000563

Klamath County, Oregon

01/27/2025 10:10:02 AM

Fee: \$97.00

Tax Statements To:

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

Re Recorded at the request of Amrock, LLC to correct a call in the legal description. Previously recorded in 2021-009577.

WARRANTY DEED

(ORS 93.850)

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

Legal Description: Attached hereto as “**Exhibit A**”

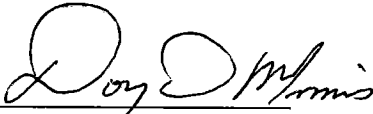
Subject to all encumbrances of record.

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.

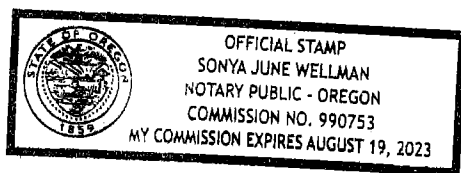
Dated this 9th day of JUNE, 2021

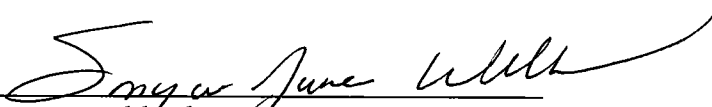
J AND M CARE MANAGEMENT, LLC, AS
TRUSTEE OF THE CYPRESS LAND TRUST

By: 
Name: Doug McInnis
Title: Manager

State of Oregon)
County of Klamath) ss:

This instrument was acknowledged before me on the 09th day of June, 2021
by Douglas D. McInnis




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

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Dated this 1st day of June, 2021

TERRAVET KLAMATH EAST LLC


By: 

Name: Daniel Eisenstadt

Title: Authorized Signatory

Commonwealth of Pennsylvania)
) ss:
County of Montgomery)

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



Notary Public for Pennsylvania
My Commission Expires: _____

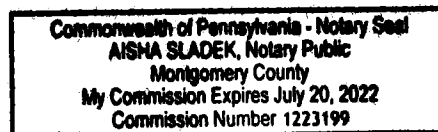


Exhibit A
Legal Description

6360 S. 6th Street

A parcel of land situated in the NE 1/4 SW 1/4 of Section 1, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point which bears North 0° 51' West 462.3 feet, North 89° 06' East ~~252.2~~ ^{262.2} feet, and South 46° 09' East 198.4 feet from the Southwest corner of said NE 1/4 SW 1/4; thence continuing South 46° 09' East, a distance of 106.0 feet to the true point of beginning of this description; thence continuing South 46° 09' East a distance of 124.0 feet to a 5/8" iron pin; thence North 43° 51' East a distance of 384.0 feet to the Southerly right-of-way line of the Klamath Falls-Lakeview Highway, 30 feet Southwesterly at right angles from its center-line thence North 46° 09' West along said right-oof-way line, a distance of 124.0 feed to a 1/2" iron pin; thence South 43° 51' West a distance of 384.0 feet, more or less, to the point of beginning.

LESS AND EXCEPTING portion heretofore conveyed to State of Oregon, by and through its Department of Transportation, Highway Division, by deed recorded in Volume M73 Page 15379, records of Klamath County, Oregon.

Tax Parcel Number 508114 and P844402