



2025-001498
Klamath County, Oregon
 03/03/2025 11:46:01 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 Sky Lakes Medical Center, Inc., an Oregon
 Corporation

 2865 Daggett Ave.

 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
 sent to the following address:
 Sky Lakes Medical Center, Inc., an Oregon
 Corporation

 2865 Daggett Ave.

 Klamath Falls, OR 97601

 File No. 668424AM

STATUTORY WARRANTY DEED

ORTC Holdings, LLC., an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Sky Lakes Medical Center, Inc., an Oregon Corporation,

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:

A parcel of land situated in the City of Klamath Falls, County of Klamath, State of Oregon, being the Northwesterly 100.00 feet of Lots 5 and 6 of Block 37, "Original Town of Linkville", a duly recorded subdivision in said Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 37 of said "Original Town of Linkville"; thence South 50 degrees 55' 00" East along the Southwesterly boundary of said Lot 5 a distance of 100.00 feet; thence leaving said lot line North 39 degrees 05' 00" East a distance of 130.25 feet to a point on the Northeasterly boundary of Lot 6 of said Block 37; thence North 50 degrees 55' 00" West along said lot boundary a distance of 100.00 feet to the most Northerly corner of said Lot 6; thence South 39 degrees 05' 00" West along the Northwesterly boundary of said Lots 5 and 6 a distance of 130.25 feet to the point of beginning

The true and actual consideration for this conveyance is \$1,000,000.00.

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: February 19, 2025

ORTC Holdings, LLC, an Oregon Limited Liability Company

By: [Signature]
Michael Harris, Member

State of Oregon} ss
County of Klamath}

On this 19 day of February, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Michael Harris known or identified to me to be the Managing Member in the Limited Liability Company known as ORTC Holdings, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

