



Prepared For:	Prepared By: <b>Heather Listy</b>	Prepared Date: 9/10/2015
	WFG National Title - Customer Service Department	
	12909 SW 68th Pkwy # 350 Portland, OR 97223	
	Phone: 503.603.1700 Fax: 888.833.6840	
	E-mail: cs@wfnationaltitle.com	

OWNERSHIP INFORMATION		
Owner	: Providence Health & Services - Or	Ref Parcel Number : 22E32AA00400
CoOwner	:	T: 02S R: 02E S: 32 Q: NE QQ: NE
Site Address	: *no Site Address*	Parcel Number : 00583023
Mail Address	: 4400 NE Halsey St #2 Portland Or 97213	County : Clackamas (OR)

PROPERTY DESCRIPTION	
Map Page & Grid	:
Census Tract	: 224.00 Block: 1
Improvement Type	: *unknown Improvement Code*
Subdivision/Plat	:
Neighborhood Code	: Area 03 Commercial Oregon City
Land Use	: 200 Vacant, Commercial Land
Legal	: SECTION 32 TOWNSHIP 2S RANGE 2E
	: QUARTER AA TAX LOT 00400
	:

ASSESSMENT AND TAX INFORMATION	
Mkt Land	: \$331,674
Mkt Structure	:
Mkt Total	: \$331,674
%Improved	:
M50AssdTotal	: \$232,800
Mill Rate	: 18.1800
Levy Code	: 062002
14-15 Taxes	:
Millage Rate	: 18.1800

PROPERTY CHARACTERISTICS					
Bedrooms	:	BldgLivingSqFt	:	BldgSqFt	:
Bathrooms	:	1st Floor SqFt	:	Lot Acres	: 1.32
Full Baths	:	UpperFinSqFt	:	Lot SqFt	: 57,604
Half Baths	:	Finished SqFt	:	Year Built	:
Fireplace	:	AbvGrdSqFt	:	Foundation	:
Heat Type	:	UpperTotSqFt	:	Roof Type	:
Floor	:	UnFinUpStySqFt	:	Roof Shape	:
Stories	:	Bsmt Fin SqFt	:	Exterior Fin	:
Garage SF	:	Bsmt Unfin SqFt	:		
		Bsmt Total SqFt	:		

TRANSFER INFORMATION				
Owner(s)	Date	Doc #	Price	Deed
:Providence Health & Services	:		:	:
:	:		:	:
:	:		:	:
:	:		:	:
:	:		:	:
:	:		:	:
:	:		:	:

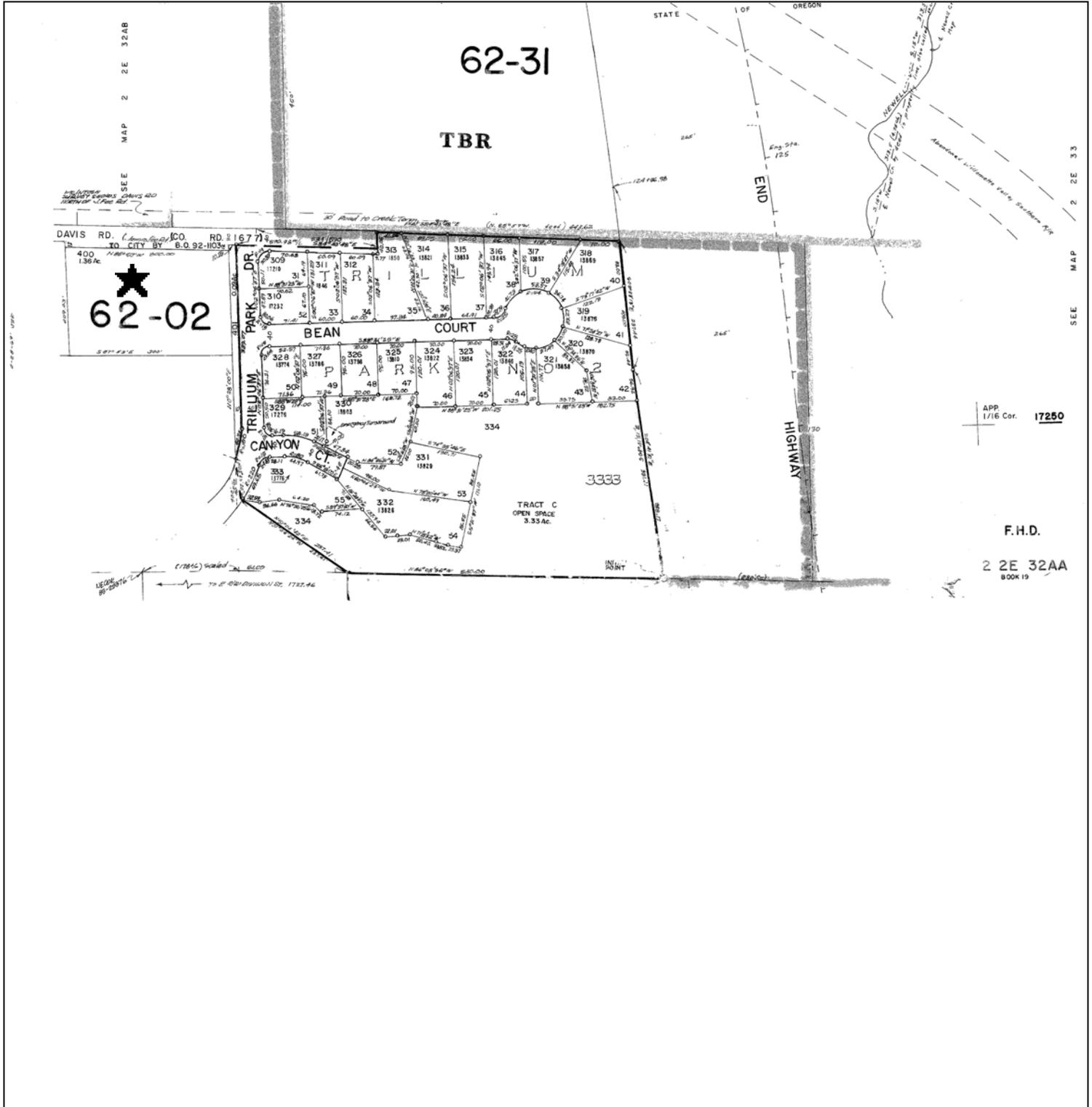
This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.



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Parcel # : 00583023 / 22E32AA00400



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

First American Title Accommodation  
Recording Assumes No Liability

**Grantor's name and address:**

Willamette Falls Hospital  
c/o Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

**Grantee's name and address:**

Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

Clackamas County Official Records	<b>2012-003005</b>
Sherry Hall, County Clerk	01/24/2012 08:39:38 AM
D-D                      Cnt=1 Stn=7 BARBARASTR	\$62.00
\$20.00 \$16.00 \$10.00 \$16.00	

**After recording return to:**

Providence Health & Services - Oregon  
Providence Real Estate/Property Management  
Providence Office Park Building 1, Suite 160  
4400 NE Halsey Street  
Portland, OR 97213

**Until a change is requested, all tax statements shall be sent to:**

Same as above.

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**QUIT CLAIM DEED FOR MERGER**

WILLAMETTE FALLS HOSPITAL, an Oregon nonprofit corporation ("Grantor"), hereby releases and quitclaims to PROVIDENCE HEALTH & SERVICES – OREGON, an Oregon nonprofit corporation, doing business as Providence Willamette Falls Medical Center ("Grantee"), the successor by merger to Grantor, Grantor's entire right, title, and interest in the real property and all improvements thereon in Clackamas County, Oregon, legally described in Exhibit A attached hereto and incorporated herein (the "Property").

The purpose of this deed is to document the correct fee title holder of the Property in the real property public records, resulting from the merger of Grantor into Grantee effective as of December 31, 2011.

The true and actual consideration for this transaction, stated in terms of dollars, is \$1, and other good and valuable consideration.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: Effective as of the date first written above.

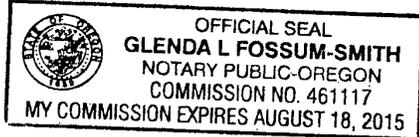
**GRANTOR:**

**WILLAMETTE FALLS HOSPITAL**  
an Oregon nonprofit corporation

By: Shelly M. Handkins  
Printed Name: Shelly M. Handkins  
Title: CFD

STATE OF OREGON            )  
  ) ss.  
County of Multnomah )

Personally appeared before me this 6th day of January 2012, Shelly Handkins who, being duly sworn, did say that he/she is the CFD of **Willamette Falls Hospital**, an Oregon nonprofit corporation, that the foregoing instrument was signed on behalf of said company, and that he/she acknowledged said instrument to be his/her voluntary act and deed.



Glenda L Fossum-Smith  
NOTARY PUBLIC FOR Oregon

Exhibit A

Legal Description of the Property

[See attached.]

## Exhibit "A"

Real property in the County of Clackamas, State of Oregon, described as follows:

Part of the Ezra Fisher D.L.C. in the Northeast one-quarter of Section 32, Township 2 South, Range 2 East, of the Willamette Meridian, in the CITY OF OREGON CITY, in Clackamas County, Oregon, described as follows:

Beginning at a granite stone 18" x 32" x 10", marked "A" and set in the West line of the said Fisher D.L.C., 23.15 chains North 0°38' East from the Southwest corner thereof, said point also being the Southwest corner of a tract of land conveyed to Doctors Hospital Association, Inc., by Deed recorded in Book 534, Page 590, Clackamas County Deed Records; thence South 87°53' East along the South line of said tract, 950 feet to the Southeast corner thereof and the true point of beginning of the tract herein to be described; thence continuing South 87°53' East along an Easterly extension of the South line of said Doctors Hospital Association, Inc. tract, 51 feet to a point; thence North 0°38' East parallel with the East line of said Doctors Hospital Association, Inc. tract and the Northerly extension thereof, 609.03 feet to a point in the south line of Davis Road; thence North 85°51' West along the South line of Davis Road to the Northeast corner of a tract of land conveyed to Hospital Convalescent and Nursing Manor, Inc. by Deed recorded in Book 660, Page 789, Clackamas County Deed Records; thence South along the East line of said tract, 209.03 feet to a point in the North line of the said Doctors Hospital Association, Inc. tract; thence South 87°53' East along said North line 300 feet to the Northeast corner thereof; thence South 00 38' West along the East line of said Doctors Hospital Association, Inc. tract, 400 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to Rivergate Development Company, an Oregon corporation by Warranty Deed recorded December 12, 1996 as Fee No. 96-091470.

ALSO EXCEPTING THEREFROM that property conveyed to the City of Oregon City by Deed recorded February 13, 2002 as Fee No. 2002-014847 in the records of Clackamas County, Oregon.

The legal description was created prior to January 01, 2008.

Parcel Number: 00583023 & 01644386  
Ref Parcel Number: 22E32AA00400 & 22E32AA00401  
Site Address: No Site Address