KING EDMUND

Form 4

November 30, 2005

FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF

OMB

3235-0287 Number:

OMB APPROVAL

January 31, Expires: 2005

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if no longer subject to Section 16. Form 4 or Form 5

Check this box

SECURITIES Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,

obligations Section 17(a) of the Public Utility Holding Company Act of 1935 or Section may continue. 30(h) of the Investment Company Act of 1940 See Instruction

1(b).

(Print or Type Responses)

1. Name and Address of Reporting Person * KING EDMUND		2. Issuer Name and Ticker or Trading Symbol LTC PROPERTIES INC [LTC]					5. Relationship of Reporting Person(s) to Issuer			
(Last)	(First) (I	Middle)	3. Date of Earliest Transaction				(Check all applicable)			
` '	IFIC COAST		(Month/Day/Year) 11/16/2005				X Director Officer (give below)		Owner er (specify	
	(Street)		4. If Amendment, Date Original				6. Individual or Joint/Group Filing(Check			
MALIBU, O	Filed(Month/Day/Year) MALIBU, CA 90265				Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting					
								Person		
(City)	(State)	(State) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned						ly Owned		
1.Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)		n Date, if	3. Transactic Code (Instr. 8)	(Instr. 3,	ispose 4 and (A) or	ed of (D)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	
Common Stock				Co uc v	7 mioune	(2)	11100	1,685	I	held by spouse
Common Stock								12,528	I	See footnote (1)
Common Stock	11/16/2005			G(2)	1,000	D	\$ 20.15	35,974	D	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transactic Code (Instr. 8)	5. onNumber of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)		te	7. Title and Underlying S (Instr. 3 and	Securities	8. Prio Deriv Secur (Instr.
				Code V	(A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares	
Stock Options	\$ 5.375					03/31/2001	03/31/2008	Common Stock	3,000	
Stock Options	\$ 5.375					03/31/2002	03/31/2009	Common Stock	3,000	
Stock Options	\$ 5.375					03/31/2003	03/31/2010	Common Stock	3,000	
Stock Options	\$ 5.375					03/31/2004	03/31/2011	Common Stock	3,000	
Stock Options	\$ 5.375					03/31/2005	03/31/2012	Common Stock	3,000	

Reporting Owners

Reporting Owner Name / Address	Relationships					
• 0	Director	10% Owner	Officer	Other		
KING EDMUND 22917 PACIFIC COAST HWY SUITE 350 MALIBU, CA 90265	X					

Signatures

/s/ Edmund C King	11/30/2005			
**Signature of Reporting Person	Date			

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Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Company contribution/reinvestment of dividend held on shares held in deferred compensation trust. Individuals have no voting rights over such shares.
- (2) Shares were donated to a charitable organization.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.