

Earnest Morgan G II
 Form 4
 May 20, 2013

FORM 4

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

OMB APPROVAL

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
 Earnest Morgan G II

2. Issuer Name and Ticker or Trading Symbol
 EPR PROPERTIES [EPR]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)
 909 WALNUT, SUITE 200
 (Street)

3. Date of Earliest Transaction (Month/Day/Year)
 05/16/2013

____ Director _____ 10% Owner
 Officer (give title below) _____ Other (specify below)
 SVP and CIO

KANSAS CITY, MO 64106

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

(City) (State) (Zip)

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Ownership (Instr. 4)
			Code	V	Amount or Price		
Common Shares of Beneficial Interest	05/16/2013		S		2,000 D \$ 59.15	65,965	D
Common Shares of Beneficial Interest	05/16/2013		P		2,750 A \$ 59.239	69,715	D
Common Shares of Beneficial Interest	05/16/2013		P		250 A \$ 59.24	68,965	D

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Common Shares of Beneficial Interest	05/16/2013	S	2,000	D	\$ 59.25	66,965	D
Common Shares of Beneficial Interest	05/16/2013	S	2,000	D	\$ 59.35	64,965	D
Common Shares of Beneficial Interest	05/17/2013	S	3,000	D	\$ 59.85	61,965	D
Common Shares of Beneficial Interest	05/17/2013	S	2,885	D	\$ 60.11	59,080	D
Common Shares of Beneficial Interest	05/17/2013	S	115	D	\$ 60.11	58,965	D

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

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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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. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Option to Purchase Common Shares of	(1)	05/17/2013		J(1)	0 (1)	(1)	(1)	Common Shares of Beneficial Interest	(1)

