

KNOW ALL MEN BY THESE PRESENTS, That PRESBYTERIAN INTERCOMMUNITY HOSPITAL, INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MEDICAL SPECIALISTS GROUP, INC., an Oregon corporation, hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto, and by this reference made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except Easements and Rights of Way of Record and those apparent on the land, if any there may be,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 22 day of April, 19 69.

(SEAL)

PRESBYTERIAN INTERCOMMUNITY HOSPITAL, INC.

By James D. Monteith President

By Eston E. Balsiger Secretary

STATE OF OREGON, County of Klamath) ss: April 22, 1969

Personally appeared James D. Monteith and Eston E. Balsiger who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of PRESBYTERIAN INTERCOMMUNITY HOSPITAL, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: Velita M. Williams
Notary Public for Oregon
My commission expires: July 19, 1972

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
CORPORATION
Presbyterian Intercommunity
Hospital, Inc.
TO
Medical Specialists
Group, Inc.

AFTER RECORDING RETURN TO

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of }
I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Title.

By Deputy

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, T 38 S, R 9 W, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin located on the east line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, said point being S 00° 51' 00" W a distance of 471.42 feet from the northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20, said beginning point also being the northeasterly corner of Block 5 of the Resubdivision of a portion of McLoughlin Heights; thence S 00° 51' 00" W along the east line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20 and the west line of said Resubdivision of a portion of McLoughlin Heights a distance of 397.90 feet (397.60 feet by plat) to a one-half inch iron pin on the westerly extension of the northerly right-of-way line of Mountain View Boulevard as located on subdivision plat; thence N 87° 49' 00" W 210.13 feet to a one-half inch iron pin on the easterly right-of-way line of the O.T.I. Access Road, said point being on the arc of a curve with a radius of 1004.93 feet; thence along the arc of said curve to the left 31.15 feet to a one-half inch iron pin marking the end of said curve; thence N 02° 38' 30" E along said right-of-way line 366.67 feet to a one-half inch iron pin on the westerly extension of the southerly right-of-way line of Daggett Avenue as located on said subdivision plat; thence S 87° 49' 00" E along said extension of the southerly right-of-way line of Daggett Avenue 197.20 feet to the point of beginning.

The bearings of the above described tract of land are based on the east line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20 as being S 00° 51' 00" W.

SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND, IF ANY THERE MAY BE.

STATE OF OREGON, }
County of Klamath }
Filed for record at request of
Goe & Beesley
on this 7th day of July A.D. 19 69
at 11:31 o'clock A. M. and duly
recorded in Vol. M 69 of Deeds
Page 584 5894
Wm. D. MILNE, County Clerk
By *[Signature]* Deputy
Fee 3.00
Return 4/-
Goe & Beesley
121 So. 6th St.

EXHIBIT "A"