

61862

Vol. 7^W Page 2465

KNOW ALL MEN BY THESE PRESENTS, that Medical Specialists Group, Inc., an Oregon Corporation, hereinafter called Grantor, for the consideration herein- after stated, does hereby grant, bargain, sell and convey unto William R. Stewart, hereinafter called Grantee, and Grantee's heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belong- ing or appertaining, situated in the County of Klamath, State of Oregon, de- scribed as follows, to-wit:

A piece or parcel of land situate in the SE¹/₄ of Section 20, Township 38 S., Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Easterly boundary of that parcel conveyed at Pg. 5894 of Volume M69 of the Klamath County Deed Records from which the monument marking the center quarter corner of Section 20, T. 38 S., R. 9 E.W.M. bears S. 0°51' W. 657.1 feet distant and the Northeasterly corner of said parcel bears N. 0°51' E. 182.0 feet distant; thence N. 87°41'20" W. 157.9 feet to a point; thence S. 16°59'30" W. 50.75 feet to a point; thence along a circular curve to the left (which has a radius of 19.5 feet, a central angle of 94°00'00", and a long chord which bears S. 49°38'30" W. 28.6 feet) a distance of 32.00 feet to a point; thence S. 2°38'30" W. 74.5 feet to a point; thence along a circular curve to the right (which has a radius of 100.5 feet, a central angle of 22°01'40", and a long chord which bears S. 13°39'20" W. 38.40 feet) a distance of 38.45 feet; thence along a circular curve to the left (which has a radius of 74.5 feet, a central angle of 27°10'20", and a long chord which bears S. 18°52'05" W. 15.06 feet) a distance of 15.09 feet to the Easterly boundary of Campus Drive as the same is presently located and con- structed; thence along said boundary on a circular curve to the right (having a radius of 1004.93 feet; a central angle of 1°11'20", and a long chord which bears S. 3°50'50" W. 20.87 feet) a distance of 20.89 feet; thence S. 87°49' E. 210.13 feet to a point on the Easterly bound- ary of said parcel conveyed at Page 5894 of Volume M69 of Klamath County Deed Records; thence N. 0°51' E. along the Easterly boundary of said parcel 215.9 feet, more or less, to the point of beginning. Together With the right of ingress over an existing single lane roadway between the Westerly boundary of the above described parcel and the Easterly boundary of Campus Drive.

The true and actual consideration paid for this transfer is \$20,395.00.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of above granted premises, free from all encumbrances, 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.

Done by Order of the Grantor's board of directors, with its corporate seal affixed, this 11th day of February, 1972.

GANDONG, BORDON
ATTORNEYS AT LAW
422 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 1.

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2436

MEDICAL SPECIALISTS GROUP, INC.

By John D. Bell President

By Sam LeVernois Secretary

STATE OF OREGON)
County of Klamath) ss

Personally appeared John D. Bell and E. M. LeVernois 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 Medical Specialists Group, Inc., an Oregon 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.

Before me: Feb 11, 1972

Dorothy B. Anderson
Notary Public for Oregon
My Commission Expires: Sept 19, 1975

STATE OF OREGON, }
County of Klamath } ss

Filed for record at request of:
KLAMATH COUNTY TITLE CO

on this 6th day of MARCH A. D. 19 72
at 4:32 o'clock P.M. and duly
recorded in Vol. M 72 of DEEDS
Page 2435

WM. D. MILNE, County Clerk

Fee \$4.00 By Hazel Drangel Deputy

Return
Klamath County Title Co
P.O. Box 151
Klamath Falls, Oregon
97601

GANDONG, GORDON
& BISEMORE
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
97601

Warranty Deed - Page 2.

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