

1-1-74

WARRANTY DEED

28-8136
KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. STEWART and D. T. MATTHEWS
as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENJAMIN F. BALME
M.D., P.C.EMPLOYEE PROFIT SHARING TRUST, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or up-
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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
as stated hereinabove.

and that
grantor will warrant and forever defend the said 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 \$ 10,000.00

①However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) ②(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of January, 19 75;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,
County of KLAMATH
January 16, 19 75

STATE OF OREGON, County of KLAMATH) ss.

Personally appeared William R. Stewart and D. T. Matthews
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

Personally appeared the above named
WILLIAM R. STEWART
& D. T. MATTHEWS

and acknowledged the foregoing instru-
ment to be THEIR voluntary act and deed.

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 be-
half 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:
(OFFICIAL SEAL) Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

WILLIAM R. STEWART
D.T. MATTHEWS

GRANTOR'S NAME AND ADDRESS

BENJAMIN F. BALME

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dr. Benjamin F. Balme
2610 Ohramann
City, 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dr. Benjamin F. Balme
2610 Ohramann
City, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instru-
ment was received for record on the
day of January, 19 75,

at 10 o'clock M., and recorded
in book 111 on page 810 or as
file/reel number.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By Marlene T. Addington Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

RECEIVED
JAN 17 1975
3:25 pm

The following described real property in Klamath County, Oregon:

The South 107.95 feet of the following described tract:

A piece or parcel of land situate in the SE $\frac{1}{4}$ of Section 20, Township 38 South, 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 page 5894 of Volume M-69 of the Klamath County Deed Records from which the monument marking the center quarter corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, bears South 0° 51' West 657.1 feet distant and the Northeasterly corner of said parcel bears North 0° 51' East 182.0 feet distant; thence North 87° 41' 20" West 157.9 feet to a point; thence South 16° 59' 30" West 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 South 49° 38' 30" West 28.6 feet) a distance of 32.00 feet to a point; thence South 2° 38' 30" West 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 South 13° 39' 20" West 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 South 18° 52' 05" West 15.06 feet) a distance of 15.00 feet to the Easterly boundary of Campus Drive as the same is presently located and constructed; 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 South 3° 50' 50" West 20.87 feet) a distance of 20.89 feet; thence South 87° 49' East 210.13 feet to a point on the Easterly boundary of said parcel conveyed at page 5894 of Volume M-69 of Klamath County Deed Records; thence North 0° 51' East along the Easterly boundary of said parcel 215.9 feet, more or less to the point of beginning.

SUBJECT TO: Buyer's pro-rated shares, to-wit \$4,273.63, said amount being the balance as prorated on City Street Improvement Number 239, Card 13, Docketed March 30, 1973 and shall

FURTHER SUBJECT TO: Reservations, restrictions, easements and rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 17th day of January 3;35 A. D. 1975 at 1 o'clock P M., and

duly recorded in Vol. M 75, of DEEDS on Page 810

FEE \$ 4.00

Wm D. MILNE, County Clerk

By [Signature]