

TA  
WARRANTY DEED ( 7167

American West Nursing Centers, Inc.  
Newport Federal  
3355 Via Lido - Suite # 230  
Newport Beach, California # 92663

After recording return to:

Newport Federal  
3355 Via Lido - Suite # 230  
Newport Beach, California # 92663

NAME, ADDRESS, ZIP

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

Newport Federal  
3355 Via Lido - Suite # 230  
Newport Beach, California # 92663

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Vol. 15 Page 14260  
STATE OF OREGON

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 \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

WARRANTY DEED—STATUTORY FORM  
CORPORATE GRANTOR

AMERICAN WEST NURSING CENTERS, INC., a corporation  
duly organized and existing under the laws of the State of Delaware Grantor, conveys and  
warrants to NEWPORT FEDERAL Grantee,  
the following described real property free of encumbrances except as specifically set forth herein situated in  
Klamath County, Oregon, to-wit:

See Exhibit A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except

Those encumbrances listed on Exhibit B.

The true consideration for this conveyance is \$-----0----- (Here comply with the requirements of ORS 93.030)  
However, the true and actual consideration includes other property  
and value.

Done by order of the grantor's board of directors with its corporate seal affixed on \_\_\_\_\_, 1975.

AMERICAN WEST NURSING CENTERS, INC.

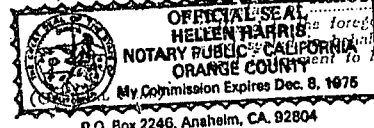
(CORPORATE SEAL)

By Cecil Mays President  
By \_\_\_\_\_ Secretary

California  
STATE OF \_\_\_\_\_ County of Orange ) ss:  
Cecil R. Mays

M. C. Horning, Jr.

who, each being first duly sworn, did say that the former is the president and that the latter is the  
American West Nursing Centers, Inc. a corporation, and that the seal  
of said corporation is the corporate seal of said corporation and that said instrument was signed  
by its board of directors by authority of its board of directors; and each of them acknowledged  
the foregoing instrument to be its voluntary act and deed.



Before me: Helen Harris  
Notary Public for California My commission expires Dec 8, 1975

14261

LEGAL DESCR

A parcel of land located in the SE1/4 of SE1/4 of SE1/4 Section 28 Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon. More particularly described as follows: Beginning at a 2" iron pipe which is the S.E. corner of Section 28; thence North 89°30' West along the South line of Section 28, a distance of 537.71 feet more or less to a point which is the S.E. corner of Pacific Northwest Bell Telephone Co. property. Thence N 0°30' East 100.0 feet to a point which is the N.E. corner of Pacific Northwest Bell Telephone Co. property; thence N 89°30' West 100.0 feet to a point which is the N.W. corner of the Pacific Northwest Bell Telephone Co. property and also the East line of Ponderosa Nursing Home. Thence N 0°49' East a distance of 280.0 feet to a 1/2" iron pipe which is also the N.E. corner of the Ponderosa Nursing Home property. Thence N 89°30' West 24.94 feet to a point which is the S.E. corner of the Senior Apts. property and also the West line of the SE1/4 of SE1/4 of SE1/4 of Section 28. Thence North along said West line approximately 286.32 feet to the N.W. corner of the SE1/4 of SE1/4 of SE1/4 of Section 28. Thence East along the North line approximately 659 feet of said 1/4 to a 1/2" iron re-bar for 1/64 corner on the East line of Section 28. Thence South along said East line of Section 28 to point of beginning.

AND

ALL that portion of the SE1/4 of the SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bounded as follows: Beginning at a point on the South line of said SE1/4 of the SE1/4 of Section 28 a distance of 726.0 feet East of the West line of Williams Avenue in Dixon Addition to Klamath Falls, Oregon; thence East along South line of said Section 28 100.0 feet; thence North at right angles 100.0 feet; thence West 100.0 feet; thence South 100.0 feet to the point of beginning.

EXHIBIT A



14262

EXCEPTIONS

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
  2. An easement created by instrument, including the terms and provisions thereof, dated June 9, 1942, recorded August 1, 1942 in Book 149 at page 54, Deed Records, in favor of Pacific Telephone & Telegraph Co., for pole line. (Covers additional property)
  3. An easement created by instrument, including the terms and provisions thereof, dated August 30, 1962, recorded September 12, 1962 in Book 340 at page 182, Deed Records, in favor of Merlin T. Ryman and Ruth S. Ryman, husband and wife; Charles D. Ryman and Jewel H. Ryman, husband and wife; Frances R. Beale and B. Rudolph Beale, wife and husband and Lois R. Areson and Robert H. Areson, wife and husband, for access over North 50 feet.
  4. An easement created by instrument, including the terms and provisions thereof, dated July 29, 1969, recorded July 30, 1969 in Book M-69 at page 6611, Microfilm Records, in favor of Ponderosa, Inc., for ingress and egress.
  5. Taxes for the year 1974-75 payable in the amount of \$74.98, plus interest. (CODE 53 MAP 68 TL 144-2)
- Taxes for the year 1974-75 payable in the amount of \$11.98, plus interest. (CODE 53 MAP 68 TL 146)

STATE OF OREGON,  
County of Clatsop  
Filed for record xxxxxxxx

on this 13th day of NOVEMBER A.D. 1975  
at 12:12 o'clock P.M. and duly  
recorded in Vol. M 75 of DEEDS  
Page 14260  
WILLIAM E. CLINE, County Clerk  
By *Harold D. Dwyer* Deputy  
Fee \$ 9.00

Exhibit "B"