

KNOW ALL MEN BY THESE PRESENTS, that Presbyterian Intercommunity Hospital, Inc., an Oregon Non-profit Corporation, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronald W. Vinyard, M. D., 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:

PARCEL ONE: All of Block 4 of the Re-subdivision of a portion of McLoughlin Heights, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL TWO: A portion of the SE $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 E.W.M. described as follows:
Beginning at an iron axle marking the center one-quarter corner of said Section 20, said point also being the Southwest corner of the Re-subdivision of McLoughlin Heights; thence North 0°51' East along the West line of said McLoughlin Heights, a distance of 441.2 feet to an iron pin; thence North 87°49' West a distance of 210.13 feet to an iron pin on the Easterly line of the O.T.I. access road known as "Campus Drive"; thence Southerly along said Easterly line and along the arc of a 1004.93 foot radius curve to the right, a distance of 474.01 feet to an iron pin on the South line of said SE $\frac{1}{4}$ of Section 20; thence South 89°36'52" East along said South line, a distance of 348.04 feet, more or less, to the point of beginning.

SUBJECT TO: Real property taxes for the 1969-70 tax year which are now a lien but not yet payable; Reservations and Restrictions contained in the Dedication of the Resubdivision of a portion of McLoughlin Heights; Easements and rights of way of record and those apparent on the land, if any; and to the following building and use restrictions which Grantee, his heirs, grantees and assigns covenant and agree to observe and comply with, and which will run with and bind the premises hereinconveyed for the benefit of the lands now occupied by Grantor's Hospital in the SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of Section 20, Township 39 South, Range 9, E.W.M., Klamath County, Oregon, to-wit:

(1) That for the period of 35 years from the date of this deed, said premises herein conveyed shall be used and occupied only for one or more of the following purposes: Physicians, Surgeons and Dentists offices, Medical or Dental Clinics, Laboratories providing services to dentists, doctors or other practitioners of the healing arts and physical therapists offices or clinics;

(2) That the foregoing covenants and restrictions shall be incorporated in and made a part of every deed or conveyance hereafter executed for the purpose of conveying said premises or any part thereof for a period of 35 years from the date of this deed.

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 those above set

1 to th, and that Grantor will warrant and forever defend the above granted premi-
 2 ses and every part and parcel thereof against the lawful claims and demands of
 3 all persons whomsoever, except those claiming under the above described encum-
 4 brances.

5 The true and actual consideration paid for this transfer is \$25,000.00.

6 Done by order of the Grantor's Board of Directors, with its corporate seal
 7 affixed, this 15th day of September, 1969.

8 PRESBYTERIAN INTERCOMMUNITY HOSPITAL, INC.

9 By James D. Monteith
 its President

10 (CORPORATE SEAL)

11 By Eaton E. Balsiger
 its Secretary

12
 13 STATE OF OREGON)
 14 County of Klamath) SS

September 15, 1969

15 Personally appeared James D. Monteith and E. E. Balsiger who, being duly
 16 sworn, each for himself and not one for the other, did say that the former is
 17 the President and that the latter is the Secretary of Presbyterian Intercommu-
 18 nity Hospital, Inc., an Oregon Non-profit Corporation, and that the seal
 19 affixed to the foregoing instrument is the corporate seal of said corporation
 20 and that said instrument was signed and sealed in behalf of said corporation by
 21 authority of its board of directors; and each of them acknowledged said instru-
 22 ment to be its voluntary act and deed.

23 Before me:

24 Helene M. Willard
 Notary Public for Oregon

25 (SEAL)
 26 My Commission Expires:

27 July 19, 1972

28 Return to

29 Ronald W. Vinyard, M.D.
 30 % Milton R. Smith
 31 200 Century Tower
 32 Portland, Oregon 97205

STATE OF OREGON,)
 County of Klamath)

Filed for record at request of

on this 31st day of July A.D. 1978
 at 1:41 o'clock P M, and duly
 recorded in Vol. 178 of Deeds
 page 16595

Wm D. MILNE, County Clerk

By Barbara J. Detoch Deputy

Fee \$6.00