

12007

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH MEDICAL SERVICE BUREAU, an Oregon non-profit corporation, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RONALD N. HESSER and BEVERLY A. HESSER, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in Lots 3 and 4, Block 38 Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 4, said point being marked with a one-half inch iron pin; thence North 39°05' East along the Northwesternly line of Lot 4 and Lot 3 of said Block 38 a distance of 90.50 feet to a one-half inch iron pin; thence South 50°55' East a distance of 39.00 feet to the Northwesternly face of a party wall; thence South 39°12'36" West along the Northwesternly face of said party wall a distance of 90.50 feet to the Southwesternly line of said Lot 4; thence North 50°55' West a distance of 38.80 feet to the point of beginning.

(OVER)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances, except as herein stated,

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 \$ 108,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 19th day of May, 1982; 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 \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

KLAMATH MEDICAL SERVICE BUREAU

By \_\_\_\_\_  
By \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
May 19, 19 82.

Personally appeared Robert W. Graham and Earle 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 Klamath Medical

Service Bureau

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.

Before me:

Notary Public for Oregon

My commission expires: 4-11-84

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ronald N. & Beverly A. Hesser  
1830 Park  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Ronald N. & Beverly A. Hesser  
1830 Park  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

TOGETHER WITH a perpetual and irrevocable easement over and across the following described real property, to-wit: Beginning at a one-half inch iron pin on the Northwestern line of Lot 3, Block 38, Linkville, said point being North 39°05' East a distance of 90.50 feet from the one-half inch iron pin marking the most Westerly corner of Lot 4, Block 38, Linkville; thence North 39°05' East along the Northwestern line of said Lot 3 a distance of 10.00 feet; thence South 50°55' East a distance of 39.00 feet; thence South 39°05' West a distance of 10.00 feet; thence North 50°55' West a distance of 39 feet to the point of beginning. Said easement to run with the real property herein described for the purpose of ingress and egress to said property.

SUBJECT TO: Party Wall Agreement recorded Nov. 24, 1967, Deed Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 21 day of May A.D. 1982 at 3:18 o'clock P.M., and  
duly recorded in Vol. M 82, of Deeds on Page 6392

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce M. Shaw

