

63035

K-38322

WARRANTY DEED - STATUTORY FORM  
CORPORATE GRANTOR

STEVENS, NESS, LAW, P.C., PORTLAND, OR 97204

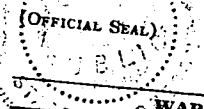
Vol. 1480 Page 11212

Americana Leisure Estates, Inc.  
a corporation duly organized and existing under the laws of the State of Oregon  
conveys and warrants to American Oregon Care Centers, Inc.  
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" attached hereto and incorporated herein by reference

The said property is free from all encumbrances except as set forth in Exhibit "B" attached hereto and incorporated herein by reference  
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ -0- (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on June 2, 1986  
THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.  
(CORPORATE SEAL)  
AMERICANA LEISURE ESTATES, INC.  
By Donald L. Beglin, Assistant-Secretary  
June 2, 1986  
STATE OF OREGON, County of Multnomah  
Personally appeared Donald L. Beglin, Assistant-Secretary of Americana Leisure Estates, Inc., 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 he is the secretary of Americana Leisure Estates, Inc.



Before me: Jane W. Moller  
Notary Public for Oregon; My commission expires: 7/28/86

WARRANTY DEED

Americana Leisure Estates, Inc. GRANTOR

American Oregon Care Centers, Inc. GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

David R. Simon  
333 SW. Taylor Street  
Portland, Oregon 97204

NAME, ADDRESS, ZIP

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

American Oregon Care Centers, Inc.  
11699 NE. Glisan  
Portland, Oregon 97220

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Multnomah  
I certify that the within instrument was received for record on the day of June, 1986, at 10 o'clock A.M., and recorded in book/reel/volume No. 1480 on page 11212 of as document/fee/file/instrument/microfilm No. 1480-11212-1  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By Jane W. Moller, Notary Public  
Deputy

11213

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in the South half of the Southeast quarter of the Southeast quarter of Section 28 Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:  
Commencing at a 5/8 inch iron pin marking the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 28; thence South 89°30' East along the South line of said Section 28 a distance of 330.60 feet; thence North 0°49'30" East a distance of 35.20 feet; thence South 89°50' East a distance of 355.20 feet; thence North 0°49'10" East a distance of 345.03 feet to a  $\frac{1}{4}$  inch iron pipe marking the true point of beginning of this description; thence continuing North 0°49'10" East a distance of 284.0 feet, more or less to a point on the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 28; thence North 89°17'30" West along said North line, a distance of 684.58 feet to the Northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ , said point being in the East line of Williams Avenue as shown on the plat of Dixon Addition to the City of Klamath Falls, and is also the Northwest corner of property conveyed by Virgil E. Cumbo, et al, to Ponderosa, Inc., by Deed Volume 344 page 193, records of Klamath County, Oregon; thence South 1°09' West along the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  and the East line of Williams Avenue, a distance of 334.42 feet, more or less, to the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 28; thence South 89°30' East along the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  a distance of 330.24 feet; thence North 0°49'30" East a distance of 46.21 feet to a  $\frac{1}{4}$  inch iron pipe; thence South 89°50'20" East a distance of 355.03 feet, more or less, to the point of beginning.

EXHIBIT "A"

SUBJECT TO AND EXCEPTING:

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Easement, including the terms and provisions thereof, over the North 50 feet of the land described herein as reserved in deed from Merlin T. Ryman et al, to Virgil E. Cumbo et al, dated August 30, 1962, recorded September 12, 1962, in Volume 340 page 182 Deed Records of Klamath County, Oregon.

Easement, including the terms and provisions thereof, for ingress and egress to and from other lands of the grantors as reserved in deed from Ponderosa, Inc., to Richard O. Dilling and Nellie E. Dilling, dated July 29, 1969, recorded July 30, 1969, in Volume M69 page 6611, Deed Records of Klamath County, Oregon.

Mortgage, including the terms and provisions thereof executed by Richard O. Dilling and Nellie Dilling, husband and wife, Willis E. Campbell and Dora Mae Campbell, husband and wife, and Jack C. Smith and Kay M. Smith, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated July 28, 1969, recorded July 30 1969, in Volume M69 page 6613, Mortgage records of Klamath County, Oregon, to secure the payment of \$450,000.00. Said Mortgage was amended by agreement between said parties dated April 1, 1970, recorded April 3, 1970, Volume M70 page 2679, Mortgage Records of Klamath County, Oregon.

Conditional Assignment of Rentals, including the terms and provisions thereof, by and between Richard O. Dilling et ux., et al., and First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated August 5, 1969, recorded August 12, 1969, in Volume M69 page 7025, Mortgage records of Klamath County, Oregon, given as additional security for the mortgage shown above.

Unrecorded leases and tenancies, if any.

First Trust Deed, including the terms and provisions thereof, executed by American Care Centers-Oregon, Inc. (an Oregon corporation), as grantor, to Klamath County Title Company, as trustee, for Richard O. Dilling and Nellie Dilling, as beneficiary, dated November 28, 1980, recorded December 3, 1980, in Volume M80 page 23438, records of Klamath County, Oregon, to secure the payment of \$30,854.09, \$202,965.62, and \$78,005.20.

Third Trust Deed, including the terms and provisions thereof, executed by American Care Centers-Oregon, Inc. (an Oregon corporation), as grantor, to Klamath County Title Company, as trustee, for Carl W. Campbell and Betty Campbell, husband and wife, and Jack C. Smith, as beneficiary, dated November 28, 1980, recorded December 3, 1980, in Volume M80 page 23448, records of Klamath County, Oregon, to secure the payment of \$332,047.01, \$166,023.51, and \$189,089.61.

By Assignment dated August 2, 1982, recorded December 8, 1982, in Volume M82 page 17384, Mortgage Records of Klamath County, Oregon, Jack C. Smith assigned 25% of his beneficiaries interest to Walla Walla College of Seventh-Day Adventists.

By Assignment dated August 2, 1982, recorded December 8, 1982, in Volume M82 page 17386, Mortgage Records of Klamath County, Oregon, Jack C. Smith assigned 25% of his beneficiaries interest to North Pacific Union Conference Association of Seventh-Day Adventists.

Fourth Trust Deed, including the terms and provisions thereof, executed by American Care Centers-Oregon, Inc. (an Oregon corporation), as grantor, to Klamath County Title Company, as trustee, Edward Charapata, as beneficiary, dated November 28, 1980, recorded December 3, 1980, in Volume M80 page 23453, records of Klamath County, Oregon, to secure the payment of a sum stated in an unrecorded agreement for sale of assets.

EXHIBIT "B"

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 26th day  
of \_\_\_\_\_ June \_\_\_\_\_ A.D. 19 86 at 2:00 o'clock P. M., and duly recorded in Vol. \_\_\_\_\_ M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 11212.

Evelyn Biehn, County Clerk  
By \_\_\_\_\_

FEE

\$18.00