

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH HOSPICE, INC., an Oregon non-profit corporation 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded in Volume M75, page 14941 Microfilm Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 30,000.00

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 27th day of June, 19 88 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.

Gordon O. Erlandson
Gordon O. Erlandson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
6/27, 1988

STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared the above named
Gordon O. Erlandson

Personally appeared _____ and _____ 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 _____

and acknowledged the foregoing instrument to be his voluntary act and deed.

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, *Kimelapanea*
Notary Public for Oregon
My commission expires: 8-16-88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GORDON O. ERLANDSON
2626 Lawrence St
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

KLAMATH HOSPICE, INC.
310 N. 9th
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____) ss.

I certify that the within instrument 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

State of Oregon

1082A

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 1 and 2 in Block 43 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning on Ninth Street 40 feet Northwesterly of a point formed by the intersection of the Northerly line of High Street with the Westerly line of Ninth Street in said city of Klamath Falls; thence running Northwesterly along said Westerly line of Ninth Street, 40 feet; thence Westerly and parallel with High Street, 80 feet; thence Southeasterly 40 feet; thence Easterly 80 feet to the point of beginning.

Tax Account No.: 3809 032AB 00400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of June A.D., 19 88 at 8:35 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 10182

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Miller