

259 OK BARGAIN AND SALE DEED SHRINERS HOSPITALS FOR CRIPPLED CHILDREN, a non-profit corporation hereinafter called grantor, Aaron J. ROBERSON for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

RESERVING UNTO THE SELLERS HEREIN ALL OIL, GAS, MINERAL AND/OR HYDROCARBON RIGHTS.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 67,500.00. 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 15th day of May, 1989, 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.

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.

STATE OF OREGON, County of ... The foregoing instrument was acknowledged before me this ... day of ... 1989, by ...

By Gene Bracewell, President  
By Webber C. Harrington, Treasurer  
STATE OF FLORIDA, County of Hillsborough  
The foregoing instrument was acknowledged before me this May 15, 1989, by Gene Bracewell, president, and by Webber C. Harrington, Treasurer of Shriner's Hospitals for Crippled Children a Colorado corporation, on behalf of the corporation.  
Notary Public for Florida  
My commission expires Jan. 8, 1993

Shriners Hospitals for Crippled Children  
PO BOX 31356  
Simpson, Florida 33631-3356  
GRANTOR'S NAME AND ADDRESS  
Aaron J. Roberson  
2212 Lakeshore Dr  
Klamath Falls OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Aaron J. Roberson  
2212 Lakeshore Dr  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Aaron J. Roberson  
2212 Lakeshore Dr  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of ... I certify that the within instrument was received for record on the ... day of ... 1989, at ... o'clock ... M., and recorded in book/reel/volume No. ... page ... or as fee/file/instrument/microfilm/reception No. ... Record of Deeds of said county. Witness my hand and seal of County affixed.  
By ... Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at an iron pin on the Northeasterly right of way line of Secondary Highway No. 421, said point being South 89 degrees 57' East a distance of 83.98 feet and North 44 degrees 21' West a distance of 80.0 feet from the Southeast corner of Lot 37 of Lakewood Heights, in Klamath County, Oregon, said point being North 44 degrees 21' West a distance of 58.8 feet from the beginning point described in Volume 258, page 656, Klamath County Deed Records; thence on the arc of a 4 degree 52' 40" curve to the left a distance of 131 feet to an iron pin (the long chord of this curve bears North 49 degrees 30' West a distance of 211.1 feet); thence North 38 degrees 40' East to the Westerly shore line of Upper Klamath Lake; thence following said shore line in a Southeasterly direction to a point that bears North 38 degrees 40' East from the point of beginning; thence South 38 degrees 40' West to the point of beginning.

Also, a tract of land located in Lot 5, Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described in Volume 258, page 656, Klamath County Deed Records, and more particularly described as follows: Beginning at an iron pin on the Northeasterly right of way line of Secondary Highway 421, said point being North 44 degrees 21' West a distance of 5.8 feet; and thence on the arc of a 4 degrees 52' 40" curve to the left a distance of 131.0 feet from the beginning point described in Volume 258, page 656, Klamath County Deed Records; thence on the arc of a 4 degree 52' 40" curve to the left (the long chord of this curve bears North 49 degrees 30' West a distance of 211.1 feet) a distance of 60.0 feet to an iron pin located on the Northeasterly right of way line of secondary highway 421; thence North 38 degrees 40' East to the Westerly shore of Upper Klamath Lake; thence following said shore line in a Southeasterly direction to a point that bears North 38 degrees 40' East from the point of beginning; thence South 38 degrees 40' West to the point of beginning.

Tax Account No: 3808 023DC 01400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day  
of May A.D., 19 89 at 3:09 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 8515.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall