

KNOW ALL MEN BY THESE PRESENTS, That RONALD W. VINYARD, M. D.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY J. CALDWELL, JR. & DEBORAH L. CALDWELL, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 ATTACHED HERETO AS EXHIBIT "A" AND
MADE A PART HEREOF.

"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 and 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,

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 \$ 118,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the 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 11th day of August, 19 89; 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.

Ronald W. Vinyard, M.D.
Ronald W. Vinyard, M. D.

STATE OF OREGON,

County of Clatsop, 19 89 ss.

Personally appeared the above named RONALD W. VINYARD, M. D.

STATE OF OREGON, County of Clatsop ss.

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

_____, 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: _____ (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 5-16-93

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

OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 5-16-93

RONALD W. VINYARD, M. D.

11109 N. E. Beech
Portland, OR 97220

GRANTOR'S NAME AND ADDRESS

Henry J. Caldwell, Jr. & Deborah L. Caldwell
7990 Hill Rd.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Henry J. Caldwell, Jr. & Deborah L. Caldwell
7990 Hill Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Henry J. Caldwell, Jr. & Deborah L. Caldwell
7990 Hill Rd.
Klamath Falls, OR 97603

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

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 NW1/4 of Section 20, Township 33 South, Range 9 East of the Willamette Meridian 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 degrees 51' East along the West line of said McLoughlin Heights, a distance of 441.2 feet to an iron pin; thence North 87 degrees 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 SE1/4 NW1/4 of Section 20; thence South 89 degrees 36' 52" East along said South line, a distance of 348.04 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM those portions lying within the right of way of Campus Drive and Daggett Avenue.

Tax Account No: 3809 020BD 03900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
of Aug. A.D. 19 89 at 4:20 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 15042.

Evelyn Biehn County Clerk
By Pauline Mulindore

FEE \$13.00