

KNOW ALL MEN BY THESE PRESENTS That L. A. SWETLAND, M.D., P.C., Pension & Profit Sharing Trust, R.H. Otteman, M.D., P.C., Pension and Profit Sharing Trust; Garret D. Hilyard and Betty Jean Hilyard, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid Harry R. Waggoner and Norma E. Waggoner, husband and wife

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: nee attached legal description made a part herein

"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 all those of record and those apparent to the land 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 \$ fulfilment deed. 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 14 day of June, 19 90; 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.

Garret D. Hilyard  
STATE OF OREGON,  
County of Klamath, ss.

Betty Jean Hilyard  
STATE OF OREGON,  
County of Klamath, ss.

Personally appeared the above named Garret D. Hilyard, Betty Joan Hilyard, L.A. Swetland, as trustee and R. H. Otteman, as trustee

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

(OFFICIAL SEAL) Challene J. Stuber  
Notary Public for Oregon  
My commission expires: 6/16/92

L.A. Swetland M.D., P.C., Pension and Profit Sharing Trust  
Trustee of the R.H. Otteman, M.D., P.C., Pension and Profit Sharing Trust  
STATE OF OREGON, County of Klamath, 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 \_\_\_\_\_

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:

(OFFICIAL SEAL)

Swetland

915 Del Maro  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

Waggoner

c/o Eric Roost, Trustee  
1280 Pearl St, Eugene, OR 97401  
GRANTEE'S NAME AND ADDRESS

After recording return to:

grantee  
above

NAME, ADDRESS, ZIP

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

grantee  
above

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/rec# number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

12401

MTC NO: 23619-D

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the Northwest one-quarter of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Section 18 and running thence, South 00 degrees 01' 10" West 2132.46 feet; thence, South 89 degrees 51' 42" East 1039.16 feet to the Point of Beginning; thence, due North 25.39 feet; thence 116.36 feet along a 100.00 foot radius curve left, the long chord of which bears North 56 degrees 39' 51" East 109.91 feet; thence, North 23 degrees 19' 46" East 74.72 feet; thence, 101.16 feet along a 135.77 foot radius curve right, the long chord of which bears North 44 degrees 40' 31" East 98.84 feet to the Southerly line of a road easement recorded in Volume M78, page 23313, Klamath County Records; thence, along said line North 66 degrees 01' 16" East 91.43 feet; thence, 183.33 feet along a 400.00 foot radius curve left, the long chord of which bears North 52 degrees 53' 28" East 181.73 feet; thence, leaving said line South 89 degrees 55' 23" East 66.78 feet; thence, South 00 degrees 00' 22" West 372.57 feet to the Northerly line of an easement recorded in Volume M84, page 3843 of the Klamath County Records; thence, along said easement line North 89 degrees 51' 42" West 486.12 feet to the Point of Beginning.

Tax Account No: 3910 018B0 01700  
(covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day  
of June A.D., 19 90 at 10:21 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 12400.

FEE \$33.00

Evelyn Biehn County Clerk

By Caroline M. Mendenhall