

OK 37493

BARGAIN AND SALE DEED—STATUTORY FORM
CORPORATE GRANTOR

Vol. m91 Page 24047

Shriners Hospitals for Crippled Children

a corporation duly organized and existing under the laws of the State of Colorado
conveys to Justin Chaulet & Diana Chaulet Grantor,

Grantee, the following described real property situated in Klamath County,
Oregon, to-wit:

(See Exhibit A, attached hereto and incorporated by this reference.)

~~THIS DEED IS VOID AND OF NO EFFECT AND THE CONVEYANCE HEREIN MADE IS VOID AND OF NO EFFECT~~

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 27,000.00

Done by order of the grantor's board of directors with its corporate seal affixed on November 12, 19 91

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.

(CORPORATE SEAL)

Florida
STATE OF OREGON, County of Hillsborough

Personally appeared Burtone E. Ravellette

who, each being first duly sworn, did say that the former is the Treasurer

Shriners Hospitals for Crippled Children
By Webber C. Harrington, Treasurer
By Burton E. Ravellette, Jr., Secretary
November 12, 19 91
and Webber C. Harrington

Secretary and that the latter is the

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.

(OFFICIAL SEAL)

COMMISSION #0087177

BARGAIN AND SALE DEED

Shriners Hospitals for Crippled Children
P. O. Box 31356 GRANTOR
Tampa, FL 33631 GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Justin & Diana Chaulet
10144 S. Hwy. 97
Midland, Oregon 97634

NAME, ADDRESS, ZIP

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

Justin & Diana Chaulet
10144 S. Hwy. 97
Midland, Oregon 97634

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Before me: DRUCILA J. DIAZ-PHELPS
Notary Public for the State of Florida
My Commission Expires Feb. 26, 1995
Florida

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

A portion of Lot 14, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 14 of Junction Acres; thence along the Westerly line of said Lot 14, S. 0°08' E. 663.2 feet; thence along the Southerly line of Lot 14, N. 89°47' E. 132 feet; thence N. 0°08' W. 663.2 feet to the Southerly line of the Klamath Falls-Lakeview Highway; thence S. 89°47' W. 132 feet, more or less, to the point of beginning.

The property described herein no longer qualifies for the Farm Use deferment and may be subject to additional taxes.

Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

~~Any unpaid charges or assessments of the Enterprise Irrigation District.~~

Reservations and restrictions in deed given by C. C. Kelley and Anna M. Kelley, his wife, and R. L. Orem and Hazel G. Orem, his wife, to Nellie Ferris and Cleve C. Ferris, dated May 21, 1927, recorded May 23, 1927, in Volume 77 page 84, Deed Records of Klamath County, Oregon, as follows: "...reserving and excepting right of ways across said tract for irrigation ditches or canals for the purpose of carrying water to other lands."

NGH BER

SHRINERS HOSPITALS FOR CRIPPLED CHILDREN

RESOLUTION

BE IT RESOLVED, that any one of the following officers: the Chairman of the Board of Directors, the President, the First Vice-President, the Second Vice-President, the Secretary, the Assistant Secretary, or the Treasurer shall be and they are hereby authorized, directed and empowered in the name and in behalf of Shriners Hospitals for Crippled Children, a Colorado corporation:

1. To accept gifts, devises, bequests, donations, annuities, and endowments or real and personal property for the use and benefit of the Corporation and/or any individual Shrine Hospital or Burns Unit and to agree generally or specifically to the conditions thereof;
2. To demand, recover, and receive of and from any executor, administrator, trustee, fiduciary or other person or persons, any property, legacy, devise, gift or distributive share of property given to or for the benefit of said Corporation and/or any individual Shrine Hospital or Burns Unit by any person or under any will, trust agreement, or other instrument; to adjust and settle all accounts relative thereto; to give good and sufficient releases and discharges for the same; and to deliver all such releases, acquittances and discharges as may appear to be necessary or expedient;
3. To take such legal steps, including the institution and defense of such suits and proceedings, as may be necessary to secure the receipt, use and benefit of devises, bequests and gifts of whatever nature to the Corporation and to enter appearances in any and all suits and proceedings in which said Corporation shall be an interested party, and to take all legal action deemed necessary, including the execution of agreements, papers, and documents in the name of said Corporation; to compromise and settle law suits, claims, debts and controversies of whatever nature affecting the Corporation in which there exists a good faith dispute;
4. To transfer, convert, endorse, sell, exchange, assign, set over and deliver any and all shares of stock, bonds, debentures, notes, subscription warrants, stock purchase warrants, rights and options, evidences of indebtedness or other securities now or hereafter standing in the name of or owned by said Corporation and to make, execute and deliver any and all written instruments of assignment and transfer necessary, proper or desirable to effectuate the authority hereby conferred;
5. To endorse notes, checks, drafts, bills of exchange or other collection items which may require the endorsement of said Corporation for deposit as cash or for collection;
6. To make and execute such agreements, papers, contracts, and documents as may be necessary from time to time concerning and/or affecting the personal properties of the Corporation wherever located, and to execute such documents as are necessary to comply with any legal requirements relating to the domestication of said Corporation;
7. To assign, transfer and deliver any property, real or personal, to any bank, trust company, or fiduciary with which the Corporation has a contract for supervised investment management.

BE IT FURTHER RESOLVED, that any two of the following officers: the Chairman of the Board of Directors and Secretary, the President and Secretary, the First Vice-President and Secretary, the Second Vice-President and Secretary; the Chairman of the Board of Directors and Assistant Secretary, the President and Assistant Secretary, the First Vice-President and Assistant Secretary, the Second Vice-President and Assistant Secretary; the Chairman of the Board of Directors and Treasurer, the President and Treasurer, the First Vice-President and Treasurer, the Second Vice-President and Treasurer, the Secretary and Treasurer, the Assistant Secretary and Treasurer shall be and they are hereby authorized, directed and empowered in the name and on behalf of Shriners Hospitals for Crippled Children:

1. To sell and convey any real estate and appurtenances thereto belonging to said Corporation wheresoever situate either by private contract or by public auction and either together or in separate parcels or lots for such prices as said officers shall deem advisable; and upon the receipt of the consideration or purchase price for the same, the purchaser paying such consideration to said Corporation shall be exonerated from seeing to the application of the proceeds thereof;
2. To make and execute real estate contracts, deeds of conveyance or real and mineral properties, assignments, leases affecting real and mineral properties, satisfactions or discharges of mortgages, requests for reconveyance of deeds of trusts, and any and all other papers or documents that may be necessary for the acquisition, sale and conveyance of real estate and mineral rights.
3. To make and execute powers of attorney for and on behalf of the Corporation;
4. To enter into and execute such suitable investment management agreement contracts with fiduciaries as its Investment Committee shall determine and select pursuant to the authority granted to it for the management of all assets of this Corporation; and to make and execute such papers and documents as may be necessary from time to time to withdraw assets from investment management fiduciaries and to change, modify, amend and alter such contracts as may be deemed necessary from time to time;
5. To accept, open or terminate bank accounts, savings accounts, savings and loan accounts, savings bank accounts, for and on behalf of the Corporation as may be advisable, and in the interests of the Corporation which are received upon distributions of estates and trusts benefiting the Corporation.

BE IT FURTHER RESOLVED, that any one of the following employees: the General Counsel, Assistant General Counsel and Executive Vice President (Shriners Hospitals) shall be and he is hereby authorized, directed and empowered in the name and on behalf of Shriners Hospitals for Crippled Children, a Colorado corporation:

1. To accept gifts, devises, bequests, donations, annuities, and endowments of real and personal property for the use and benefit of the Corporation and/or any individual Shrine Hospital or Burns Unit and to agree generally or specifically to the conditions thereof.
2. To demand, recover, and receive of and from any executor, administrator, trustee, fiduciary or other person or persons, any property, legacy, devise, gift or distributive share of property given to or for the benefit of said Corporation and/or any individual Shrine Hospital or Burns Unit by any person or under any will, trust agreement, or other instrument; to give good and sufficient releases and discharges for the same; and to deliver all such releases, acquittances and discharges as may appear to be necessary or expedient;
3. To take such legal steps, including the institution and defense of such suits and proceedings, as may be necessary to secure the receipt, use and benefit of devises, bequests and gifts of whatever nature to the Corporation and to enter appearances in any and all suits and proceedings in which said Corporation shall be an interested party.
4. To execute documents relative to the following: receipts on notices of administration of estates or trusts, consents on nomination of persons to act as personal representative of estates or trustee of trusts, consents on payment of debts and claims in estates or the sale of real estate in estates and trusts, consents on admission of service or waiver of notice on hearings regarding estate or trust accountings, consents on sale of securities or in-kind estate or trust distributions, objections dealing with estate or trust accountings.
5. To assign, transfer and deliver any property, real or personal, to any bank, trust company, or fiduciary with which the Corporation has a contract for supervised investment management.

I, Robert B. Bailey, Asst. Secretary

do hereby certify that

Webber C. Harrington and Burton E. Ravellette are Treasurer and Secretary of Shriners Hospitals for Crippled Children, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, and that the foregoing is a full, true, complete, and correct copy of a resolution duly adopted by the Board of Directors of said corporation at a duly and legally convened and regular meeting thereof held in San Francisco, CA on July 5, 1991, at which there was present a quorum of the Directors thereof.

I do further certify that said resolution is still in full force and effect and has never been modified or repealed.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the corporate seal of said Shriners Hospitals for Crippled Children be affixed hereto this November 12, day of , 1991.

Robert B. Bailey
SHRINERS HOSPITALS FOR CRIPPLED CHILDREN
a Colorado Corporation.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 18th day
of Nov. A.D., 19 91 at 10:22 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 24047

Evelyn Biehn County Clerk
By [Signature]

FEE \$43.00