

OK **39338** K-43637 Vol. 192 Page 1

KNOW ALL MEN BY THESE PRESENTS, That DONALD D. BAUER, Trustee under an agreement dated April 6, 1982

_____ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WEST LIVING CENTERS, INC. an Oregon non-profit corporation, dba Plum Ridge Care Center _____, hereinafter called 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 attached Exhibit "A" and incorporated herein by reference

A SPECIAL WARRANTY

See attached Exhibit "B" and incorporated herein by reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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.

See attached Exhibit "A" and incorporated herein by reference

_____ and that grantor will warrant and forever defend the above granted 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 \$300,000.00

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).Ⓢ

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this _____ day of November, 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.

Donald D. Bauer, TRTEE
Donald D. Bauer, Trustee under an agreement dated April 6, 1982

STATE OF OREGON, County of Klamath _____) ss. _____ November _____, 19 91

Personally appeared the above named Donald D. Bauer, Trustee under an agreement

dated April 6, 1982

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires

11-23-93

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Merle West Medical Center
c/o 110 N. 6th Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

MERLE WEST MEDICAL CENTER
2865 DAGGETT
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USESTATE 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/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"

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The SE1/4 NE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, saving and excepting therefrom the portion conveyed to State of Oregon, acting by and through the Oregon State Board of Higher Education, by deed recorded July 28, 1961, in Volume 331 of Deeds page 299, records of Klamath County, Oregon, and also saving and excepting therefrom that portion conveyed to Presbyterian Intercommunity Hospital, Inc., an Oregon non-profit corporation, by Deed Volume 355 page 643, Records of Klamath County, Oregon.

EXCEPTIONS:

1. Right of way, including the terms and provisions thereof, given by E.A. Thomas and Nora E. Thomas, husband and wife, to The Pacific Telephone and Telegraph Company, dated October 14, 1929, recorded November 19, 1929, in Volume 88 page 290, Deed Records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, given by Nora Thomas, a widow, to Beaver State Telephone Company, a corporation, dated June 24, 1959, recorded August 24, 1959, in Volume 315 page 236, Deed Records of Klamath County, Oregon.
3. Water-line Easement, including the terms and provisions thereof, as disclosed by deed from Nora Thomas, a widow, to Presbyterian Intercommunity Hospital, Inc., an Oregon non-profit corporation, dated September 1, 1964, recorded September 1, 1964, in Volume 355 page 643, Deed Records of Klamath County, Oregon.
4. Pipeline Easement, including the terms and provisions thereof, as disclosed by deed from the State of Oregon, acting by and through the State Board of Higher Education to Oregon Water Corporation, recorded September 20, 1965, in Volume M65 page 1807, Deed Records of Klamath County, Oregon.

EXHIBIT "B"

A SPECIAL WARRANTY

Grantor represents and warrants as of the date of this deed as follows:

1. Grantor has full power, authority and legal right to execute, deliver and perform his obligations under this deed and that by executing this deed, Grantor does not violate any of the terms of the trust agreement dated April 6, 1982, wherein grantor appears as trustee.
2. All persons having direct or contingent ownership interest in the property by virtue of the trust agreement referred to above, have consented to the conveyance of the property described herein and the obligations hereunder.
3. The execution, delivery and performance by Grantor of its obligations under this deed will not conflict with or result in a breach of, or constitute a default under any of the provisions of trust agreement referred to above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 2nd day of Jan. A.D. 19 92 at 9:11 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 1.

Evelyn Biehn, County Clerk

By [Signature]

FEE \$33.00