

58579

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BARGAIN AND SALE DEED

MTC 29020-KR

Oregon Public Employees Retirement Fund, Grantor, conveys to Merle West Medical Center, an Oregon non-profit corporation, Grantee, the following described real property:

SEE EXHIBIT "A", ATTACHED

The true consideration for this conveyance is \$761,556.00.

DATED this 26th day of February, 1993.

OREGON PUBLIC EMPLOYEES RETIREMENT FUND

By: Gary L. Combs

Gary L. Combs
Real Estate Investment Officer

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 MARION

) ss.

This instrument was acknowledged before me on February 26, 1993 by GARY L. COMBS as INVESTMENT OFFICER of the Oregon Public Employee's Retirement Fund.

Edie Ann Kessel
Notary Public for Oregon
My Commission Expires: 5/29/94

After recording, return to:

Robert D. Boivin
Attorney at Law
110 N. Sixth Street
Klamath Falls, OR 97601

EDIE ANN KESSEL
NOTARY PUBLIC - OREGON
My Commission Expires _____

Until a change is requested, mail all tax statements to:

TAX ACCOUNT NO.

3909 003CB 00500
3909 003CB 00600

Merle West Medical Center
2805 Sagitt
Klamath Falls, OR 97601

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1 PM
12 MAR 1993

EXHIBIT "A" **LEGAL DESCRIPTION**

PARCEL 1:

A tract of land being Lot 1 and a portion of Lot 2 in Block 3 of TRACT 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 00 degrees 04' 50" East 195.00 feet to the Northwest corner of said Lot 1; thence continuing North 00 degrees 04' 50" East 57.80 feet; thence South 89 degrees 25' 10" East 300.00 feet; thence South 00 degrees 04' 50" West 57.80 feet to the Northeast corner of said Lot 1; thence continuing South 00 degrees 04' 50" West 195.00 feet to the Southeast corner of said Lot 1; thence North 89 degrees 25' 10" West 300.00 feet to the point of beginning. EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation Highway Division; recorded August 16, 1976 in Deed Volume M76 at page 12646, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in Lot 2, Block 3, TRACT 1080, WASHBURN PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of WASHBURN WAY said point being North 00 degrees 04' 50" East 57.80 feet from the Northwest corner of Lot 1, Block 3; thence South 89 degrees 25' 10" East 300.00 feet to the true point of beginning; thence South 89 degrees 25' 10" East a distance of 100.08 feet to a point; thence South 89 degrees 56' 30" East a distance of 51.67 feet to the Northwest corner of parcel conveyed to Ronald T. Williams, et ux., by Deed Volume M77 at page 17511; thence South 0 degrees 04' 50" West along the West line of last mentioned parcel a distance of 253.26 feet to the North line of Crosby Avenue; thence North 89 degrees 25' 10" West along said North line a distance of 151.76 feet to the Southeast corner of Lot 1, Block 3; thence North 0 degrees 04' 50" East a distance of 252.8 feet, more or less, to the point of beginning.

PARCEL 3:

A tract of land being a portion of Lot 2, Block 3, of TRACT 1080, WASHBURN PARK, in the County of Klamath, State of Oregon; being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence North 00 degrees 04' 50" West 57.80 feet to the true point of beginning; thence North 00 degrees 04' 50" West 96.35 feet; thence South 89 degrees 56' 30" East 400.07 feet to East line of said Lot 2; thence South 00 degrees 03' 30" West 100.00 feet; thence North 89 degrees 25' 10" West 400.08 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 12th day
of March A.D., 19 93 at 1:50 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 5155.

FEE \$35.00

Evelyn Biehn County Clerk

By Doreen Mendenhall