

62217

## WARRANTY DEED

Vol. m 93 Page 12251

KNOW ALL MEN BY THESE PRESENTS, That Earle M. LeVernois

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Merle West Medical Center, Inc., 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 reverse side.

(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

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 \$135,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th day of May, 1993, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Earle M. LeVernois

STATE OF OREGON, County of Klamath, ss.

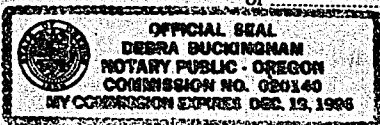
This instrument was acknowledged before me on May 27, 1993, by Earle M. LeVernois

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Debora Buckingham

Notary Public for Oregon

My commission expires 12-19-96

Earle M. LeVernois

GRANTOR'S NAME AND ADDRESS

Merle West Medical Center, Inc.  
2865 Daggett Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Robert D. Boivin  
110 North 6th Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as Grantee

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/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'

## LEGAL DESCRIPTION

### PARCEL ONE: An undivided 1/2 interest in and to:

A piece or parcel of land situated in Klamath County, Oregon, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20, T. 38 S. R. 9 E.W.M., being more particularly described as follows:

Commencing at an existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M-69 on page 5894 in the deed records of Klamath County, Oregon, from which the center quarter corner of Section 20, T. 38 S. R. 9 E.W.M. bears S. 0°51' West 839 feet, more or less, distant; thence N. 87°49' West 197.2 feet to an existing 1/2 inch iron pin on the easterly boundary of the OTI Access Road; thence S. 2°38'30" W. along the easterly boundary of the OTI Access Road 117 feet to a point; thence S. 87°49' E. 83 feet to a point, said point being the true Point of Beginning; thence continuing S. 87°49' E. 55 feet to a point; thence N. 2°38'30" E. 117 feet to a point; thence N. 87°49' W. 83 feet to a point thence in a straight line in a southeasterly direction to the true Point of Beginning.

### PARCEL TWO: An undivided 1/4 interest in and to:

A piece or parcel of land situated in Klamath County, Oregon, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20, T. 38 S. R. 9 E.W.M., being more particularly described as follows:

Beginning at an existing 1/2 inch iron pin marking the Northeast corner of that parcel of land described in Volume M-69, on page 5894 in the deed records of Klamath County, Oregon, from which the center quarter corner of Section 20, T. 38 S. R. 9 E.W.M. bears S. 0°51' W. 839 feet, more or less, distant; thence N. 87°49' W. 59.2 feet to a point; thence S. 2°38'30" W. 117 feet to a point; thence N. 87°49' W. 138 feet to a point on the Easterly boundary of the OTI Access Road; thence S. 2°38'30" W. along the Easterly boundary of the OTI Access Road 53 feet to a 5/8 inch aluminum capped iron pin; thence S. 87°49'20" E. 202.6 feet to a 5/8 inch aluminum capped iron pin; thence N. 0°51' E. 170.0 feet to the point of beginning.

### PARCEL THREE: An undivided 1/4 interest in and to:

A parcel or strip of land situated in Klamath County, Oregon in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 20 T. 38 S. R. 9 E.W.M. and beginning approximately 207 feet in length adjacent to and easterly of Campus Drive (a public roadway) and southerly of that certain parcel described in deed recorded in Volume M-74, page 10466, Klamath County Deed Records, and further described in the records of the tax collector of Klamath County, Oregon, as approximately .47 acres in tax Account No. 3017, and further described as the remaining real property in Klamath County, Oregon held in the name of Medical Specialist Group, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 28th day of May A.D., 19 93 at 10:25 o'clock AM., and duly recorded in Vol. M93 of Deeds on Page 12251.

FEE \$35.00

Evelyn Biehn County Clerk  
By Annette Mueller