

74223

## WARRANTY DEED--STATUTORY FORM

Klamath Medical Clinic, P.C., a corporation duly organized and existing under the laws of the State of Oregon, Grantor, conveys and warrants to Klamath Medical Building Partnership, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

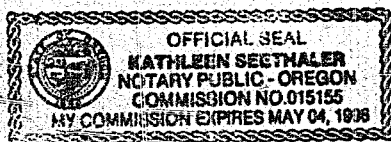
*See attached Exhibit "A" incorporated herein by this reference.*

The property is free from encumbrances except all easements, covenants, conditions, restrictions and other encumbrances of record.

The true consideration for this conveyance is \$442,500.

Dated: 12/31, 1993.

THIS INSTRUMENT WILL NOT ALLOW THE 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.



STATE OF OREGON )

) ss.

Multnomah County )

KLAMATH MEDICAL CLINIC, P.C.

By: \_\_\_\_\_

President

By: \_\_\_\_\_

Secretary

This instrument was acknowledged before me on December 31, 1993, 1993 by John Klamath and Rodale A. M. M. M. as President and Secretary of Klamath Medical Clinic, P.C.

Kathleen Seethaler  
Notary Public for Oregon

My commission expires: 5-4-98

After recording return to:  
Klamath Medical Clinic, P.C.  
1905 Main Street  
Klamath Falls, OR 97601

Until a change is requested, all tax statements  
shall be sent to the following address:  
Klamath Medical Clinic, P.C.  
1905 Main Street  
Klamath Falls, OR 97601

## EXHIBIT "A"

A tract of land situated in the unplatted portion of WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and further described as follows:

Beginning at a point which is South 89 degrees 18' East 332.2 feet along the North line of Main Street in said City from the Southeast corner of Lot 8, Block 5 of said Williams Addition to Klamath Falls, Oregon; thence North 0 degrees 42' East 305.20 feet, more or less, to a point in the Southerly line of the alley; thence Southeasterly along said Southerly line of the alley, which is the arc of a 3 degree 20' curve to the left, 161.6 feet, more or less, to a point situated on a line running North 0 degrees 42' East from a point 150.0 feet Easterly along said North line of Main Street from the point of beginning; thence South 0 degrees 42' West along said last mentioned line 254.5 feet, more or less, to the said North line of Main Street; thence North 89 degrees 18' West along said North line of Main Street 150.0 feet to the point of beginning.

ALSO that portion of alley vacated by Ordinance #5008 in Deed Volume 301 at Page 204 which inures to above described parcel.

CODE 1 MAP 3809-28CD TL 13400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day  
of Jan A.D., 19 94 at 10:24 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 877

Evelyn Biehn County Clerk

By

Quintine M. Anderson

FEE \$35.00