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98885

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Alfred W. Berry, Judy L. McClung and Merle West Medical Center, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry H. Doren

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached legal description attached as Exhibit "A" and incorporated herein by reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with 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"

grantor will warrant and forever defend the 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 \$21,000.00

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of March, 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

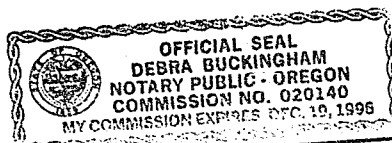
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Alfred W. Berry
Judy L. McClung
Paul R. Stewart, CEO of MWMC
Klamath

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on March 17th, 1995 by GARLAND DELANEY AS ATTORNEY IN FACT FOR ALFRED W. BERRY & JUDY L. MCCLUNG

This instrument was acknowledged before me on March 19, 1995 by Paul R. Stewart as Chief Executive Officer of Merle West Medical Center, Inc.



Notary Public for Oregon
My commission expires 12-19-96

Alfred W. Berry and Judy L. McClung
Merle West Medical Center
Grantor's Name and Address
Larry H. Doren
315 Elm Street
Merrill, OR 97633
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Larry H. Doren
315 Elm Street
Merrill, OR 97633
Until requested otherwise send all tax statements to (Name, Address, Zip):
Larry H. Doren
315 Elm Street
Merrill, OR 97633

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of

I certify that the within instrument was received for record on the day of 1995, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

By NAME TITLE
Deputy.

EXHIBIT "A"

PARCEL 1

Commencing at the Northeast corner of Lot 10, SUNSHINE TRACTS, situated in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the East line extended of said Sunshine Tracts a distance of 55 feet; thence West and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to a point on the East line extended of Elm Street of said Sunshine Tracts; thence South along the East line extended of said Elm Street a distance of 55 feet; thence East and parallel to the North line of said Lot 10 a distance of 131.7 feet, more or less, to the true point of beginning, being a portion of the E $\frac{1}{4}$ S $\frac{1}{2}$ N $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 41 South, Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within the boundaries of the USBR No. 14 Drain.

PARCEL 2

A tract of land situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of Lot 10, SUNSHINE TRACTS; thence North along the East line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ 110 feet to the true point of beginning; thence West parallel to the North line of Lot 10, 131.7 feet, more or less, to the East line of Elm Street extended; thence North 235 feet along the East line of Elm Street extended to the South right of way line of the Great Northern Railroad; thence East along said right of way line to the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South along said East line 235 feet, more or less, to the point of beginning.

LESS 60 feet by 131.7 feet given to the City of Merrill on the North end of Parcel 2 for the extension of East Third Street.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of the USBR No. 14 Drain.

1. Taxes for 1994-95:

Amount: \$172.91
 Plus Interest: \$ 3.84
 Code: 14
 Map: 4110-1CD
 TL#: 200
 Key No.: 119598
 (Good thru March 15, 1995)

2. Taxes for 1994-95:

Amount: \$ 53.76
 Plus Interest \$ 1.20
 Account No.: 188490
 Key No.: 28213
 (Good thru March 15, 1995) (Mobile Home)

3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

4. Regulations, including levies, liens and utility assessments of the City of Merrill.

5. City Liens, if any of the City of Merrill. We find none as of February 28, 1995.

6. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

7. Easement, including the terms and provisions thereof:

For: Transmission and distribution of electricity
 Granted to: The California Oregon Power Company, a California Corporation
 Recorded: December 8, 1983
 Book: 102
 Page: 67
 Fee No.: 7338

8. Easement, including the terms and provisions thereof:

For: Overhang easement
 Granted to: The California Oregon Power Company, now Pacific Power & Light Company
 Recorded: August 11, 1953
 Book: 262
 Page: 312

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of April A.D., 19 95 at 3:22 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 10324.

By Bernetha G. Leitch County Clerk

FEE 40.00