

MTC 39832 MS

WARRANTY DEED

KLAMATH HOSPICE, INC., AN OREGON NON PROFIT CORPORATION,
Grantor(s) hereby grant, bargain, sell and convey to:
DON DUMBECK and VICKIE DUMBECK, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 332 N. 9th Street, Klamath Falls, OR 97601

Dated this 12th day of November, 1996.

KLAMATH HOSPICE, INC.

BY: Teresa Pastorius

EXECUTIVE DIRECTOR

BY: Karen Lynch-Wendt

BOARD MEMBER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on November 12, 19 96

by Teresa Pastorius and Karen Lynch-Wendt

as Executive Director and Board Member, respectively

of Klamath Hospice, Inc.

Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT39832-MS

Return to:

DON DUMBECK

332 N. 9th Street

Klamath Falls, OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lots 1 and 2 in Block 43 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on Ninth Street 40 feet Northwesternly of a point formed by the intersection of the Northerly line of High Street with the Westerly line of Ninth Street in said city of Klamath Falls; thence running Northwesternly along said Westerly line of Ninth Street, 40 feet; thence Westerly and parallel with High Street, 80 feet; thence Southeasterly 40 feet; thence Easterly 80 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 14th day
of November A.D., 19 96 at 11:46 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 35780

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen R. Roe