

Benjamin F. Balme, et al  
2580 Campus Drive  
Klamath Falls, OR 97601  
Grantor's Name and Address

Karl Wenner  
2580 Campus Drive  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Karl Wenner  
2580 Campus Drive  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Benjamin Balme, Michael Casey & Karl Wenner  
2580 Campus Drive  
Klamath Falls, OR 97601

APR 21 11 50 AM '99

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STATE OF OREGON,  
County of \_\_\_\_\_  
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  
\_\_\_\_\_ and/or as fee file instru-  
ment/microfilm/reception No. \_\_\_\_\_  
Records of said County  
Witness my hand and seal of County  
affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

MTC 1306-93 By \_\_\_\_\_

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Karl C. Wenner and Anne Wenner  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Karl and Anne Wenner, LLC  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, heredi-  
taments and appurtenances thereunto belonging or in any way appertaining, situated in \_\_\_\_\_ Klamath  
State of Oregon, described as follows, to-wit:  
  
See attached legal description on Exhibit "A" which is made a part hereof by this  
reference.

AMERICAN has recorded this  
instrument on behalf of and in accommodation only  
of a trust that has the legal title to the property  
and is to be effective upon the title to the property  
that may be described hereon.

IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00  
\_\_\_\_\_ of the property of \_\_\_\_\_  
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 21st day of April 1999 at  
\_\_\_\_\_ if  
grantor is a corporation, 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 REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROP-  
RIATE 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

*Karl Wenner*  
*Anne Wenner*

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on \_\_\_\_\_ April 21, 1999

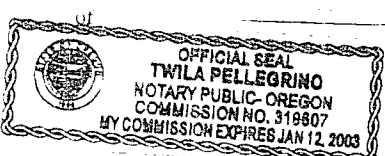
by Karl & Anne Wenner

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*Twila Pellegrino*  
Notary Public for Oregon  
My commission expires 1-12-2003

*EXHIBIT "A"*  
*LEGAL DESCRIPTION*

A parcel of land situated in the SE 1/4 NW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly line of that parcel described in Volume M69, page 8894, Deed Records of Klamath County, Oregon, which point bears North 0 degrees 51' East a distance of 549.15 feet from the center one-quarter corner of said Section 20; thence North 87 degrees 49' West a distance of 194.8 feet to a point; thence South 02 degrees 38' 30" West a distance of 35.0 feet to a point; thence along the arc of a curve to the right, (having a radius of 100.5 feet and a long chord bearing South 13 degrees 39' 20" West 38.4 feet) a distance of 38.45 feet to a point; thence along the arc of a curve to the left (having a radius of 74.5 feet and a long chord bearing South 18 degrees 52' 05" West 15.06 feet) a distance of 15.09 feet to a point on the Easterly line of Campus Drive as the same is presently located and constructed; thence along said Easterly line and along a circular curve to the right (having a radius of 1004.93 feet and a long chord bearing South 03 degrees 50' 50" West, 20.87 feet) a distance of 20.89 feet to a point; thence leaving said Easterly line, South 87 degrees 49' East a distance of 210.13 feet to an iron pin on the East line of said SE 1/4 NW 1/4; thence North 0 degrees 51' East, along said East line, a distance of 107.95 feet to the point of beginning.

EXCEPTING THEREFROM the East 85.0 feet thereof.

SUBJECT TO: Mortgage recorded on January 27, 1983 in Volume M83, page 1453, Microfilm Records of Klamath County, Oregon executed by Michael Casey in favor of Kenneth L. Tuttle, M.D., P.C., Employees Profit Sharing and Pension Plan and R.J. Otteman, M.D., P.C., Employees Profit Sharing and Pension Plan; Mortgage recorded September 23, 1980 in Volume M80, page 18213, Microfilm Records of Klamath County, Oregon executed by Benjamin F. Balme and Lenor Balme, husband and wife in favor of Klamath Orthopedic Clinic Employees Profit Sharing Trust #1000195-6, as Mortgagee; and Mortgage recorded March 3, 1983 in Volume M83, page 3260, Microfilm Records of Klamath County, Oregon executed by Benjamin F. Balme and Lenor Balme, husband and wife in favor of Klamath Orthopedic Clinic, P.C., Employees Money Purchase Pension Trust 1-1000195-6 B.F.B., as Mortgagee.

STATE OF OREGON COUNTY OF KLAMATH ss

Filed for record at request of Amerititle the 21st day  
of April A.D. 1999 at 11:30 o'clock AM and duly recorded in M99  
of Deeds in Page 14583

Linda Smith, County Clerk

FF# \$35.00

by [Signature]