

NS

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

After recording, return to (Name, Address, Zip):

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Karl Wenner
2580 Campus Drive
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Benjamin R. [redacted]

Benjamin Balme, Michael Casey & Karl Wenner
2580 Campus Drive
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDERS USE

Vol M99 Page 1458

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 _____

Dance

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Karl C. Kerner and Annie Kerner

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, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, 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 been in the
business of providing accommodation only
and has not had to deal with the
problems of a hotel about the fire-damaged property.
That may be the reason why...

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 \$ _____

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County of _____, State of _____, this _____ day of _____, 20____.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of April, 1999, 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 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 OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 20.010.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on
Karl & Anne Wepner

This instrument was acknowledged before me on

April¹ ss. 21

OFFICIAL SEAL
TWILA PELLEGRINO
NOTARY PUBLIC- OREGON
COMMISSION NO. 319807
MY COMMISSION EXPIRES JAN 12, 2003

Notary Public for Oregon
My commission expires 1-12-2013

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 do hereby record this M99
of Deeds on Page 14583

Linda Smith, County Clerk

FF# \$35.00

by [Signature] [Illegible]