

'01 DEC 26 PM3:16

Vol M01 Page 65931

After Recording Return to:
MERLE WEST MEDICAL CENTER
 Leslie Flick
 2865 Daggett Avenue
 Klamath Falls, Or 97601
 Until a change is requested all tax statements
 Shall be sent to the following address:
MERLE WEST MEDICAL CENTER
 2865 Daggett Avenue
 Leslie Flick
 Klamath Falls, Or 97601

State of Oregon, County of Klamath
 Recorded 12/26/01 3:16 P m.
 Vol M01, Pg 65931-32
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
 (INDIVIDUAL)

BENJAMIN F. BALME and LENOR BALME and MICHAEL J. CASEY and TERREL WAGSTAFF and KARL AND ANNE WENNER LLC, as to an undivided 1/3 interest, herein called grantor, convey(s) to **MERLE WEST MEDICAL CENTER** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$800,000.00**.
 (here comply with the requirements of ORS 93.930)

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.

Dated: 12/26/01

Michael J. Casey
 MICHAEL J. CASEY

Terrel Wagstaff
 TERREL WAGSTAFF

Karl and Anne Wenner, LLC
 KARL AND ANNE WENNER, LLC
Karl Wenner
 KARL WENNER

Benjamin F. Balme
 BENJAMIN F. BALME

Lenor Balme
 LENOR BALME

Anne Wenner
 ANNE WENNER

STATE OF OREGON, County of Klamath) ss.

On *12/26/01* personally appeared the above named **BENJAMIN F. BALME and LENOR BALME and MICHAEL J. CASEY and TERREL WAGSTAFF and KARL AND ANNE WENNER LLC** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00054238

Before me: *Vickie Blankenburg*
 Notary Public for Oregon
 My commission expires:

Official Seal



Exhibit A

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, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly line of that parcel described in Volume M-69 at Page 5894, Deed Records of Klamath County, Oregon, which point bears North 0° 51' East a distance of 549.15 feet from the center one-quarter corner of said Section 20; thence North 87° 49' West a distance of 194.8 feet to a point; thence South 02° 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° 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° 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° 50' 50" West, 20.87 feet) a distance of 20.89 feet to a point; thence leaving said Easterly line, South 87° 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° 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.