

02 MAR 20 AM 11:09

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THE ONCOLOGY CORPORATION

2837 SCENIC BLVD

MODESTO CA 95355

Grantor's Name and Address

EQUITY ADVANTAGE INCORPORATED

Grantee's Name and Address

10101 SE Main #2016, Portland, OR 97216

Grantee's Name and Address

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

EQUITY ADVANTAGE INCORPORATED

Grantee's Name and Address

10101 SE Main #2016, Portland, OR 97216

Until requested otherwise, send all tax statements to (Name, Address, Zip):

EQUITY ADVANTAGE INCORPORATED

NO CHARGE

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

State of Oregon, County of Klamath

Recorded 03/20/2002 11:09 AM

Vol M02, Pg 16303-05

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

THE ONCOLOGY CORPORATION, a California corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

EQUITY ADVANTAGE INCORPORATED, an Oregon corporation

hereinafter called 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 ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):  
except those of record and those apparent upon the land, if any, as of the date of this deed

and that 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 \$ 790,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (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 23rd day of June, 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 ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE ONCOLOGY CORPORATION, a California corporation

JOHN FUERY, M.D. President

CALIFORNIA

STATE OF OREGON County of ) ss.

This instrument was acknowledged before me on , 19

by

This instrument was acknowledged before me on June 23 April, 1999,

by JOHN FUERY, M.D.

as PRESIDENT

of THE ONCOLOGY CORPORATION, a California corporation

Notary Public for Oregon

My commission expires

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

Beginning at a point which lies South 0 degrees 10' West along the Section line a distance of 375 feet from the Northwest corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; North 88 degrees 50 1/2' East 300 feet to a point; thence South 0 degrees 10' West 265.6 feet to a point; thence South 88 degrees 50 1/2' West 300 feet to the section line; thence North 0 degrees 10' East along said Section line 265.6 feet to the point of beginning.

**PARCEL 2**

Beginning at an iron pin which lies South 0 degrees 10' West along the Section line a distance of 238 feet and North 88 degrees 50 1/2' East parallel to the 40 line a distance of 300 feet from the Northwest corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88 degrees 50 1/2' East a distance of 56 feet to a point; thence North 0 degrees 10' East a distance of 238 feet to a point on the 40 line; thence North 88 degrees 50 1/2' East along the 40 line; a distance 279 feet to a point; thence South 0 degrees 10' West a distance of 583.8 feet to a point; thence South 89 degrees 40' East a distance of 160 feet to a point; thence South 0 degrees 10' West a distance of 270 feet to a point in the centerline of Morningside Lane; thence South 88 degrees 50 1/2' West along the centerline of Morningside Lane a distance of 795 feet to a point on the West line of Section 21; thence North 0 degrees 10' East along the West line of Section 21 a distance of 217.4 feet to a point; thence North 88 degrees 50 1/2' East a distance of 300 feet to a point; thence North 0 degrees 10' East a distance of 402.6 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion lying within Midland Road and Joe Wright Road.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

Alameda

} ss.

On June 23, 1999, before me,

Date

Susan M. Callaghan

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

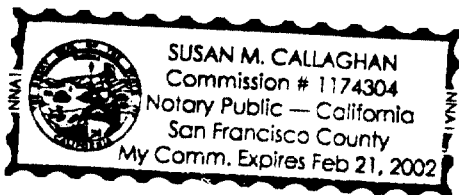
personally appeared

Jerine Furry M.D.

Name(s) of Signer(s)

☒ personally known to me☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

  
Signature of Notary Public
**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages:

1

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer**

Signer's Name:

☐ Individual☒ Corporate Officer — Title(s): president☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

The Oncology Corporation
**RIGHT THUMBPRINT  
OF SIGNER**  
Top of thumb here
