

After Recording Return to:

J. Lee Lashway
Watkinson Laird Rubenstein Lashway & Baldwin PC
P.O. Box 10567
Eugene, OR 97440-2567

Until a change is requested all tax statements shall be sent to the following address:

Charles M. LaBuwi, M.D.
c/o Klamath Pediatric Clinic, P.C.
2310 Mountain View Blvd.
Klamath Falls, OR 97601

WARRANTY DEED - STATUTORY FORM

LWZ, LLC, an Oregon limited liability company, Grantor, conveys and warrants to, Charles M. LaBuwi, M.D., John A. Wilson, M.D., and Frederick L. Zwartverwer, M.D., each as to an undivided one-third interest, as tenants in common, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lots 3 and 4 in Block 3 of Resubdivision of a portion of McLoughlin Heights,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Subject to: Easements, conditions and restrictions of record.

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 liability and obligations of Grantor to Grantees and Grantees' assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true consideration for this conveyance is property.

Dated this 1st day of October, 2002.

LWZ, LLC

State of Oregon, County of Klamath
Recorded 10/08/2002 10:13 a. m.
Vol M02, Pg 57429-30
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 2

By Charles M. LaBuwi
Charles M. LaBuwi, M.D., Member

By John A. Wilson, M.D.
John A. Wilson, M.D., Member

By Frederick L. Zwartverwer, M.D.
Frederick L. Zwartverwer, M.D., Member

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Rt. Watkinson Laird Rubenstein et al
PO Box 10567
Eugene, OR 97440-2567

STATE OF OREGON)
) ss.
 County of Klamath)

This instrument was acknowledged before me on 10-1-2002, 2002, by Charles M. LaBuwi, M.D.

G. Ann Bergman

Notary Public for Oregon

My Commission Expires: 4-26-03



STATE OF OREGON)
) ss.
 County of Klamath)

This instrument was acknowledged before me on 10-1-2002, 2002, by John A. Wilson, M.D.

G. Ann Bergman

Notary Public for Oregon

My Commission Expires: 4-26-03



STATE OF OREGON)
) ss.
 County of Klamath)

This instrument was acknowledged before me on 10-1-2002, 2002, by Frederick L. Zwartverwer, M.D.

G. Ann Bergman

Notary Public for Oregon

My Commission Expires: 4-26-03

