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After recording return to:

Peter L. Osborne  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW Fifth Avenue, Suites 1600-1800  
Portland, OR 97204

State of Oregon, County of Klamath  
Recorded 01/12/2004 3:49p m  
Vol M04 Pg 1660-162  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

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

Mark Fay, M.D.  
Klamath Surgery Center, LLC  
2540 Biehn Street  
Klamath Falls, Oregon 97601

### WARRANTY DEED

FRANCES R. HAGER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF  
GLENN-ERIC HAGER, Grantor, conveys and warrants to MARK FAY, M.D., Grantee:

The real property described in Exhibit "A" attached hereto.

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 true consideration for this conveyance is \$325,000.

Dated: November 30, 2003

Grantor:

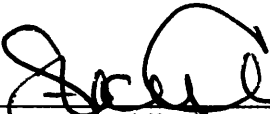
Frances R. Hager  
Frances R. Hager as Personal Representative of  
the Estate of Glenn-Eric Hager

This instrument was acknowledged before me on January 5, 2004 by  
FRANCES R. HAGER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GLENN-  
ERIC HAGER.

WARRANTY DEED

31 F

01661

  
\_\_\_\_\_  
Notary Public for Oregon  
Commission No.: 370824  
My Commission Expires: 8-2-07



**EXHIBIT A  
LEGAL DESCRIPTION**

That portion of the building, commonly referred to as the Ear, Nose and Throat Clinic, consisting of approximately 4,714 square feet and common area, at 2640 Biehn Street, Klamath Falls, Oregon 97601, which building is situated on the real property described below, but said real property is not included with this conveyance.

A parcel of land situated in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is distant 1320 feet Easterly from the Section corner common to Sections 20, 29, 30 and 19 Township 38 South, Range 9 East of the Willamette Meridian, on Section line between Sections 20 and 29, and North 360 feet parallel to section line between Sections 19 and 20 to a point; thence North and parallel to Section line between Sections 19 and 20 a distance of 720 feet to a point which is the center of the Westerly terminal of Ashland Street; thence Westerly and parallel to Section line between Sections 20 and 29 a distance of 346 feet to State Highway; thence South along said State Highway a distance of 360 feet to a point; thence Southeasterly along State Highway to place of beginning; all in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, EXCEPTING that portion shown in Block 95 of Deeds page 215, as sold to Klamath County, Oregon on April 30, 1931.

**SAVING AND EXCEPTING** the following described property:

A strip of land situated in the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of that parcel conveyed on page 215 of Volume 95 of the Deed Records of Klamath County; thence West along the Northerly boundary of that tract of land conveyed on page 146 of Volume 61 of the Klamath County Deed Records 5.3 feet, more or less, to an iron pin monument which is 40.0 feet Westerly from the centerline of Biehn Street (formerly the Dalles-California Highway) as the same is presently located and constructed; thence South 0 degrees 19' 30" West parallel to and 40.0 feet Westerly from the said centerline of Biehn Street 635.3 feet, more or less, to an iron pin monument on the Northerly boundary of Lakeport Blvd., as the same is presently located and constructed; thence South 44 degrees 51' East along the Northerly boundary of Lakeport Blvd. 12.7 feet to a point on the Westerly boundary of that tract conveyed on page 215 of Volume 95 of Klamath County Deed Records; thence North 644.3, more or less, to the point of beginning.