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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



David H. & Teresa R. Panossian

721 Arrowhead Road

Klamath Falls, Oregon 97601

Grantor's Name and Address

Aspen Real Estate, LLC

721 Arrowhead Road

Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Martial E. Henault, Esq.

244 South Grape Street

Medford, Oregon 97501

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

Aspen Real Estate, LLC

721 Arrowhead Road

Klamath Falls, Oregon 97601

2006-017406

Klamath County, Oregon



00002440200600174060020025

08/30/2006 08:52:40 AM

Fee: \$26.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID H. PANOSSIAN and TERESA R. PANOSSIAN,
husband and wife***

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

Aspen Real Estate, LLC

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:Please see attached Exhibit A, incorporated herein and
made a part hereof by this reference.This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land, contracts
and/or liens for irrigation and/or drainage.

(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):

those of record

, 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 \$ -0- . 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.

In witness whereof, the grantor has executed this instrument on July 25, 2006; 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

David H. Panossian

Teresa R. Panossian

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 25, 2006
by DAVID H. PANOSSIAN and TERESA R. PANOSSIANOFFICIAL SEAL
SHAUNA L. MITCHELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 386850
MY COMMISSION EXPIRES NOVEMBER 15, 2008

Shauna L. Mitchell

Notary Public for Oregon

My commission expires 11-15-08

Exhibit A

PARCEL ONE: An undivided $\frac{1}{2}$ Interest In and to:

A piece or parcel of land situated in Klamath County, Oregon, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Twp. 38 S. R. 9 E.W.M. being more particularly described as follows:

Commencing at an existing $\frac{1}{2}$ inch iron pin marking the Northeast corner of that parcel of land described in Volume M-69 on page 5894 in the deed records of Klamath County, Oregon from which the center quarter corner of Section 20, T. 38 S. R. 9 E.W.M. bears S. $0^{\circ}51'$ West 839 feet, more or less, distant; thence N. $87^{\circ}49'$ West 197.2 feet to an existing $\frac{1}{2}$ inch iron pin on the easterly boundary of the OTI Access Road; thence S. $2^{\circ}38'30''$ W. along the easterly boundary of the OTI Access Road 117 feet to a point; thence S. $87^{\circ}49'$ E. 83 feet to a point, said point being the true Point of Beginning; thence continuing S. $87^{\circ}49'$ E. 55 feet to a point; thence N. $2^{\circ}38'30''$ E. 117 feet to a point; thence N. $87^{\circ}49'$ W. 83 feet to a point thence in a straight line in a southeasterly direction to the true point of beginning.

PARCEL TWO: An undivided $\frac{1}{4}$ Interest In and to:

A piece or parcel of land situated in Klamath County, Oregon, in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Twp. 38 S.. R. 9 E.W.M., being more particularly described as follows:

Beginning at an existing $\frac{1}{2}$ inch iron pin marking the Northeast corner of that parcel of land described in Volume M-69, on page 5894 in the deed records of Klamath County, Oregon, from which the center quarter corner of Section 20, Twp 38 S. R. 9 E.W.M. bears S. $0^{\circ}51'$ W. 839 feet, more or less, distant; thence N. $87^{\circ}49'$ W. 59.2 feet to a point; thence S. $2^{\circ}38'30''$ W. 117 feet to a point; thence N. $87^{\circ}49'$ W. 138 feet to a point on the Easterly boundary of the OTI Access Road; thence S. $2^{\circ}38'30''$ W. along the Easterly boundary of the OTI Access Road 53 feet to a $\frac{5}{8}$ inch aluminum capped iron pin; thence S. $87^{\circ}49'20''$ E. 202.6 feet to a $\frac{5}{8}$ inch aluminum capped iron pin; thence N. $0^{\circ}51'$ E. 170.0 feet to the point of beginning.

PARCEL THREE: An undivided $\frac{1}{4}$ Interest In and to:

A piece or strip of land situated in Klamath County, Oregon in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20 Twp. 38 S. R. 9 E.W.M. and being approximately 207 feet in length adjacent to and easterly of Campus Drive (a public roadway) and southerly of that certain parcel described in deed recorded in Volume M-74 on page 10466, Klamath County Deed Records, and further described in the records of the tax collector of Klamath County, Oregon, as approximately .47 acres in Tax Account No. 3017, and further described as the remaining real property in Klamath County, Oregon held in the name of Medical Specialists Group, Inc.