

ADAIR PROPERTIES, INC., an Oregon Corporation, situated in the City of Klamath Falls, County of Klamath, State of Oregon, owner of that certain real property as described in the warranty deeds recorded in Volume 75, pages 11022, 11023, 11024, and 11025, Record of Deeds, County of Klamath, State of Oregon, herein-after called grantor, in consideration of grantees' covenants to maintain, repair, and replace as necessary the water pump and domestic water lines as hereinafter described does hereby grant, bargain, sell and convey to RICHARD P. CARD and MARY J. CARD, husband and wife, hereinafter called grantees, purchasers of that certain real property described in that certain document recorded in Volume 277 at page 7 on August 24, 1955, wherein BEN ADAIR and EDITH W. ADAIR, husband and wife, were named grantees, a 15-foot wide easement for existing water pipe line and maintenance thereof, together with the right to use said 6-foot by 6-foot pumphouse, pump and well described as follows, said pumphouse being located approximately 590 feet west and 52 feet south of the northeast corner of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, and said 15-foot wide easement thence running in a southeasterly direction from said pumphouse to connect to the westerly line of the property described in document recorded in Volume 277 at page 7 on August 24, 1955, to Ben Adair and Edith W. Adair, the northeast corner of said tract being 30 feet west and 1,268 feet south of the northeast corner of said Section 30.

ADAIR PROPERTIES, INC., the above-named grantor, hereby grants, bargains, sells, and conveys to BEN ADAIR and EDITH W. ADAIR, husband and wife, hereinafter called grantees, of Klamath County, Oregon, owners of that certain real property described in Volume 75, page 11021 of the Deed Records of the County of Klamath, State of Oregon, a 15-foot wide easement for existing water pipeline and maintenance thereof over and across the northerly 22 feet of the westerly 456 feet of the easterly 556 feet of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, together with the right to use the existing 6-foot by 6-foot pumphouse, pump, and well at the westerly end of said easement, said easement to connect to the house located in the northeast one acre of said Section 30.

These easements are for the benefit of and appurtenant to the respective lands of the respective grantees or any portions thereof in the County of Klamath, State of Oregon, as hereinabove described and run with the land. It is expressly understood and agreed by and between grantor and the above-named grantees and between the grantees, and each of them, that the grantees shall be solely responsible for their respective water lines between the pump and their respective properties and that the grantees shall share equally between themselves the responsibility and expense of maintenance, repair, and replacement as required of the pumphouse, pump, well, and so much of the water lines as are used commonly by them, and that grantor shall not be responsible for any such maintenance, repair, or replacement.

It is further mutually understood and agreed by grantor and grantees, and each of them, that the above-described easements are for the exclusive use of the respective properties to which the easements are appurtenant, and that the water from the above-described well shall be used solely for domestic purposes, including irrigation of lawns and shrubs adjacent to the respective single-family homes on the above-described properties, and for irrigation of such family gardens as grantees may wish to cultivate, but said water shall not be used for commercial purposes.

The above-described respective easements are appurtenant

to and shall run with the respective lands and this agreement shall be binding upon all of the parties hereto, their heirs, executors and assigns.

DATED this 13th day of October, 1975.

ADAIR PROPERTIES, INC., an
Oregon corporation, Grantor

By: James R. Adair
Its Secretary

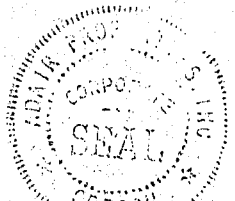
Richard P. Card
Richard P. Card, Grantee

By: Mary J. Card
Its PRESIDENT

Mary J. Card
Mary J. Card, Grantee

Ben Adair
Ben Adair, Grantee

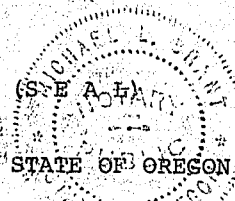
Edith W. Adair
Edith W. Adair, Grantee



STATE OF OREGON)
County of Klamath) ss.

Before me this 14th day of October, 1975, personally appeared the above-named JOHN B. ADAIR and JAMES R. ADAIR who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of ADAIR PROPERTIES, INC., a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

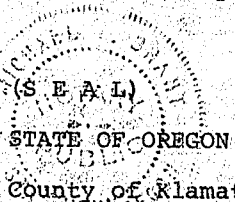
Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1-21-77



STATE OF OREGON)
County of Klamath) ss.

Before me this 14th day of October, 1975, personally appeared the above-named RICHARD P. CARD and MARY J. CARD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

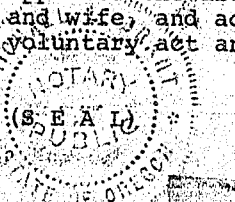
Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1-21-77



STATE OF OREGON)
County of Klamath) ss.

Before me this 14th day of October, 1975, personally appeared the above-named BEN ADAIR and EDITH W. ADAIR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1-21-77



DEED OF EASEMENT (2)

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of

this 14th day of October A.D., 1975, at 2:48 o'clock P.M., and duly recorded in

Vol. M75 of Deeds on Page 12715

Rev. 1 to 1
Richard Card
1515 Duane City

WM. D. MILNE, County Clerk
Fee \$6.00 By W. D. Milne Deputy

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