

7270 38-9837
KNOW ALL MEN BY THESE PRESENTS, That Ben Adair and Edith W. Adair,
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard P. Card
and Mary J. Card, husband and wife, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED AND MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said 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 regulations,
levies and assessments of Klamath Irrigation District and Klamath Basin
Improvement District, rights of way and easements apparent on the land

and that
grantor will warrant and forever defend the said 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 \$ 34,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13th day of November, 1975;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
November 14, 1975

Personally appeared the above named Ben
Adair and Edith W. Adair,
husband and wife,

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL
SEAL) *John D. Goehne*

Notary Public for Oregon
My commission expires: 11/25/76

STATE OF OREGON, County of _____) ss.
November 19, _____

Personally appeared _____ and
_____, 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 _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL
SEAL) _____
Notary Public for Oregon
My commission expires: _____

Ben Adair, et ux
Route 2 Box 685 B
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Richard P. Card, et ux
1515 Ivory Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Richard P. Card
as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans' Affairs
General Services Building
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19_____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer
By _____ Deputy

75 NOV 14 PM 3 '45

14391

The following described real property in Klamath County, Oregon:

A tract of land located in the NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, and more particularly described as follows:

Beginning at an iron pin located West a distance of 30.0 feet and South a distance of 1268.0 feet from the section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, said point lying on the West boundary of the county road right of way; thence West a distance of 256.24 feet to an iron pin; thence South a distance of 170.0 feet to an iron pin; thence East a distance of 256.24 feet to an iron pin; thence North along the West boundary of the county road right of way a distance of 170.0 feet, more or less, to the point of beginning.

TOGETHER WITH the following described easement:

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 pump-house, 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 14th day of NOVEMBER 1975 at 3:45 o'clock P. M., and
duly recorded in Vol. M 75, of DEEDS on Page 14390

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hayd Drazel