

KNOW ALL MEN BY THESE PRESENTS, That KENNETH W. DARROW and JANICE L. DARROW, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the S 1/2 N 1/2 NW 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the West line of said S 1/2 N 1/2 NW 1/4 NE 1/4 (hereinafter referred to as "parcel") from which the Southwest corner thereof lies Southerly 150 feet; thence 1st, Easterly, parallel to the South line of said parcel, 320.4 feet to a point; thence 2nd, Southerly, parallel to the West line of said parcel, 150 feet to a point on the South line of said parcel; said point being 320.4 feet Easterly of the Southwest corner of said parcel; thence 3rd, Easterly along said South line 421.4 feet to a point; thence 4th, Northerly parallel to the West line of said parcel 330 feet, more or less to the North line thereof; thence 5th, Westerly, along said North line 742 feet, more or less to the Northwest corner of said parcel; thence 6th, Southerly along the West line of said parcel, to the point of beginning. EXCEPTING THEREFROM the County Road 30 feet in width along the West line of said tract.

MOUNTAIN TITLE COMPANY INC.

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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 100,000.00

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 17th day of July, 1984; 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.

Kenneth W. Darrow  
KENNETH W. DARROW

Janice L. Darrow  
JANICE L. DARROW

STATE OF OREGON, )  
County of Klamath ) ss.  
July 17, 1984

Personally appeared the above named KENNETH W. DARROW and JANICE L. DARROW, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/87

STATE OF OREGON, County of ) ss.  
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 )

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 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. Before me:

Notary Public for Oregon  
My commission expires:

Kenneth W. & Janice L. Darrow  
8230 Reeder Road  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Richard P. & Mary J. Card  
4480 Pine Grove Road  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of ) ss.

I certify that the within instrument 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.

By Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC

MOUNTAIN TITLE COMPANY INC

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Pine Grove Irrigation District.

Notice of a Loan to a Water Developer, including the terms and provisions thereof, dated February 24, 1984, and recorded March 30, 1984, in Volume M84, page 5076, Microfilm Records of Klamath County, Oregon, with Pine Grove Irrigation District as debtor and State of Oregon, acting by and through the Director, Water Resources Department, as Creditor.

3. Agreement as to irrigation, including the terms and provisions thereof, between United States of America and June F. Grimes, et al, recorded July 3, 1928, in Deed Volume 80 at page 617, Klamath County Deed Records.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. Subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."
6. Agreement and Easement, including the terms and provisions thereof,  
Dated: January 15, 1979  
Recorded: January 15, 1979  
Volume: M79, page 1088, Microfilm Records of Klamath County, Oregon  
Re-recorded: Volume M79, page 16484, Microfilm Records of Klamath County, Oregon  
For: Perpetual non-exclusive easement for road and utility purposes.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 17 day of July A.D. 19 84  
at 4:16 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
page 12104

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00