

KNOW ALL MEN BY THESE PRESENTS, That SAUNDRA L. COUCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD P. CARD & MARY J. CARD, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

See legal description attached hereto as Exhibit "A" and made a part hereof.

MOUNTAIN TITLE COMPANY

"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."

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 lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 80,000.00. ~~However, the actual consideration received by the grantee is the property or other value provided which is the whole of the consideration and is not subject to the sentence between the symbols if not applicable, should be deleted.~~ ~~See ORS 93.080.~~

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 25th day of July, 19 89; 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.

Saundra L. Couch
Saundra L. Couch

STATE OF OREGON,)
County of Klamath) ss.
7/25 19 89

Personally appeared the above named Saundra L. Couch

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me,
M. J. W. [Signature]
Notary Public for Oregon
My commission expires: 8-16-92

Saundra L. Couch
10173 Rosaria Place
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS
Richard P. Card & Mary J. Card
2425 Pine Grove Rd
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS
Richard P. Card & Mary J. Card
After recording return to:
Richard P. Card & Mary J. Card
2425 Pine Grove Rd
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

If a change is requested all the signatures shall be on the following address:

Richard P. Card & Mary J. Card

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
_____, 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 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, _____ ss.
County of _____

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

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NE1/4 NW1/4 of Section 9 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located South 00 degrees 06' West a distance of 564.93 feet and West a distance of 160.00 feet from the quarter corner common to Sections 9 and 4; thence West a distance of 203.64 feet; thence North 27 degrees 25' 02" West a distance of 149.99 feet to a point on the Southeasterly right of way line of Pine Grove Road; thence Northeasterly along the arc of a 10.4 degree curve to the left a distance 218.43 feet, that chord of said curve bears North 51 degrees 15' 25" East and the length of said chord is 217.01 feet; thence South 21 degrees 02' 55" East a distance of 288.29 feet to the point of beginning.

Tax Account No: 3910 009BA 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 1st day
of Aug. A.D., 19 89 at 3:44 o'clock P M., and duly recorded in Vol. M89,
of Deeds on Page 14173

Evelyn Biehn County Clerk

By Candace Mullens

FEE \$13.00