

KNOW ALL MEN BY THESE PRESENTS, That RICHARD P. CARD & MARY J. CARD, as tenants

by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN A. VINICKY & BARBARA A. VINICKY, 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 is 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 \$ 125,000.00.  
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 125,000.00.  
 The reason for the above stated consideration is that the grantor has agreed to sell the property to the grantee for the sum of \$125,000.00, and the grantee has agreed to pay the sum of \$125,000.00 to the grantor. The reason for the above stated consideration is that the grantor has agreed to sell the property to the grantee for the sum of \$125,000.00, and the grantee has agreed to pay the sum of \$125,000.00 to the grantor.~~

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 28th 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.

STATE OF OREGON, )  
 County of Klamath ss.

Personally appeared the above named Richard P. Card & Mary J. Card

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

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 \_\_\_\_\_

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: \_\_\_\_\_

Richard P. Card & Mary J. Card  
2445 PINE GROVE RD  
Klamath Falls OR 97603

John A. & Barbara A. Vinicky  
4460 Pine Grove Rd  
Klamath Falls OR 97603

John A. & Barbara A. Vinicky

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

John A. & Barbara A. Vinicky

NAME, ADDRESS, ZIP

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

By \_\_\_\_\_ Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

A Tract of land situated in the S1/2 N1/2 NW1/4 NE1/4 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 S1/2 N1/2 NW1/4 NE1/4 (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.

Tax Account No: 3910 01600 00700

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 14178  
Evelyn Biehn County Clerk  
By Debra M. Millendore

FEE \$13.00