

KNOW ALL MEN BY THESE PRESENTS, That

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by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called the grantee, does hereby grant, bargain, sell and convey into the said grantee and and grantee's heirs, successors and assigns, the certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise situated in the County of _____ 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.
~~It is hereby acknowledged that the above consideration is not to be paid in cash but is to be paid in installments as follows: \$25,000.00 on the date of recording, and the balance of \$100,000.00 in five equal installments of \$20,000.00 each, payable on the first day of each month beginning on the first day of the month next following the date of recording of this deed.~~

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 hereby apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 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.

Richard P. Card
 Richard P. Card

STATE OF OREGON,
 County of Klamath
7/28, 19 89

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

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

Donna J. Pence
 Notary Public for Oregon
 My commission expires 8-16-92

Richard P. Card & Mary J. Card
Grantors Name and Address
Elmwood Falls, OR 97603

John A. & Barbara A. Vinicky
Grantors Name and Address
Elmwood Falls, OR 97603

John A. & Barbara A. Vinicky
Grantors Name and Address

John A. & Barbara A. Vinicky
Grantors Name and Address

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:
 Notary Public for Oregon
 My commission expires _____

(OFFICIAL SEAL)

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 _____ of its file/reel number _____.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Notary Public for Oregon
 By _____

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 16178
FEE \$13.00 By Evelyn Biehn County Clerk
Dorothy M. Henderson

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 14th day
of June A.D. 19 96 at 9:15 o'clock A M., and duly recorded in Vol. M96
of County Lien Docket on Page 17721
FEE \$25.00 By Bernetha G. Ketsch County Clerk
Lynelle Heston