

KNOW ALL MEN BY THESE PRESENTS that on the 1st day of Nov., 1976, CHRISTIAN W. LITZENBERGER and THELMA S. LITZENBERGER, co-partners doing business as Chris' Moulding, as Sellers, and ELBERT G. HENDERSON, as Purchaser, did enter into a Contract of Sale and purchase of real property, as described on Exhibit "A" together with the fixtures and equipment of Chris' Moulding, a manufacturing plant, for the total sum of Six Hundred Thousand Dollars (\$600,000.00) with the balance payable in monthly installments amortized over a period of fifteen (15) years, with the first payment to commence on the 15th day of February, 1977 with a like payment on the 15th day of each month thereafter until the 121st payment when all sums, both principal and interest then owing shall be paid in full.

The personal property is to be retained on the above described real property and this document is to be recorded in the mortgage records of Klamath County, Oregon for the purpose of perfecting the interest of Sellers in the fixtures contained upon the said premises.

DATED this 1st day of Nov., 1976.

SELLERS:

Christian W. Litzenberger
Christian W. Litzenberger

Thelma S. Litzenberger
Thelma S. Litzenberger

PURCHASER:

Elbert G. Henderson
Elbert G. Henderson

STATE OF OREGON }

County of Klamath } ss.

Date: November 1, 1976,

Personally appeared the above named CHRISTIAN W. LITZENBERGER and THELMA S. LITZENBERGER, husband and wife, and ELBERT G. HENDERSON and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Emge H. G. G. G.
Notary Public for Oregon
My Comm. expires: 9/17/78.

Sellers' address: 3005 Anderson St., Klamath Falls, Oregon 97601

Purchaser's address: 3007 Anderson St., Klamath Falls, Oregon 97601

EXHIBIT A.

17-189

Real Property situate in Klamath County, Oregon:

A portion of Tracts 6, 7 and 10 of Tracts 25 and 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue, being S 88°52'40" E 170.42 feet from the centerline of vacated Avalon Street; thence N 02°00'40" E along the easterly side of a chain link fence 72.80 feet to the easterly edge of a corner post; thence N 88°52'40" W 2.60 feet to a P-K nail set in concrete; thence N 02°00'40" E 303.03 feet to a 5/8 inch iron pin on the southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence S 48°02'10" E 286.90 feet along said right of way line to a 5/8 inch iron pin on the westerly line of said Tract 10; thence S 00°06'00" E along the westerly line of said track 10 to a 5/8 inch iron pin, said iron pin being on the southwesterly right of way line of the said Railway Company tracks and being 150 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks; thence S 48°02'10" E along said southwesterly right of way line 236.23 feet to a 5/8 inch iron pin on the northerly right of way line of said Anderson Avenue; thence N 88°52'40" W 399.70 feet to the point of beginning, containing 1.75 acres, with bearings based on record of survey No. 2031, as recorded in the office of the Klamath County Surveyor. The above described tract of land subject to all easements of record and apparent.

SUBJECT TO liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith, reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

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Contract of Sale provides for the sale of the Sellers' residence to Purchaser, described as follows:

A portion of Tracts 6, 7, and 8, and the easterly one-half of vacated Avalon Street of the resubdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue and the centerline of vacated Avalon Street; thence N00°06'00"W along said centerline 535.82 feet to a 5/8-inch iron pin on the southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence along said right of way line S48°02'10"E 244.63 feet to a 5/8-inch iron pin; thence S02°00'40"W 303.03 feet to a P-K nail set in concrete; thence S88°52'40"E 2.60 feet to the easterly edge of a corner post on a chain link fence; thence S02°00'40"W generally along the easterly side of said fence and its extension 72.60 feet to a 5/8-inch iron pin on the northerly right of way line of said Anderson Avenue; thence along said right of way line N88°52'40"W 170.42 feet to the point of beginning, containing 1.85 acres, with bearings based on record of survey No. 2031, as recorded in the office of the Klamath County Surveyor.

for the sum of \$75,000.00 or an amount determined by an MAI appraisal, whichever is lower, on or before November 1, 1986, for cash, as more particularly set forth in said Contract of Sale.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of NOVEMBER, A.D., 1976 at 2:12 o'clock P.M., and duly recorded in Vol. M 76 of DEEDS and Mortgages on Page 17488.

FEE \$ 9.00

WM. D. MILNE, County Clerk

Bv *[Signature]*

[Signature]

EXHIBIT A, P.2.