

After Recording return to Donald M. Ratliff, Merrill, Oregon 1.

CONTRACT

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23874 From Huff to Maupin  
One Lot

May 18, 1976

Theodore E. and Carolyn M. Maupin have agreed to pay Mary Huff and John Huff \$25.00 a month alternating- until the sum of \$400.00 is paid in full for the one lot located in the town of Merrill - East side. This payment includes 6% interest- ~~amortized~~.

The Maupins have already made a down payment of \$100.00 on the original price of \$500.00. Leaving the present balance of \$400.00.

Mike Ratliff, attorney in Merrill has made up proper papers for the deed to be signed now by sellers and buyers to be held in Escrow by him until buyers have finished paying for it.

This agreement includes the privilege of making larger monthly payments and/or to pay off the balance at any time without penalty.

The description of the property is as follows: From MTC NO. 1694

Certain real property situate in the East  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 1 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follow:

Beginning at the Northwest corner of that certain parcel of land conveyed by John Huff, et al, ~~Deed Records of~~ to Gerald A. Hodges by deed recorded August 4, 1964 in Volume 331, page 410, Deed Records of Klamath County, Oregon, being a point on the West line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 1; thence from said point of beginning along said West line.

1. North, 60 feet to a point on the South line of the Great Northern Railroad, being also the North line of the East  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 1; thence along said North line

2. East, 138 feet to the Northwest corner of that certain parcel of land described in Contract of Sale from John Huff, et al, seller, seller, to Garland O. Delaney, et ux, buyer, recorded August 24, 1971 in Volume M71, page 8927, Microfilm Records of Klamath County, Oregon; thence along the West line of last mentioned parcel of land

3. South, 60 feet to the Northeast corner of said parcel of land conveyed to Gerald A. Hodges referred to above; thence along the North line of said Hodges parcel

4. West, 138 feet to the point of beginning.

NOTE: A first payment on this property was made to John Huff on May 26, 1976 in the amount of \$25.00 including \$2.00 interest. Leaving the remaining balance of \$377.00.

Send tax statements to Theodore Maupin, Box 371, Merrill, Oregon 97633

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Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of East Merrill Improvement District.
4. Right-of-way for the transmission and distribution of electricity and incidentals as conveyed to The California Oregon Power Company, as conveyed by deed recorded December 8, 1933 in volume 162, page 67, Deed Records of Klamath County, Oregon.
5. Overhang Easement as conveyed to The California Oregon Power Company as conveyed by deed recorded August 11, 1953 in Volume 262, page 312, Deed Records of Klamath County, Oregon.

Note: Taxes for the fiscal year 1975-1976, paid in full  
Amount: \$17.60 Account No: 59-901 Tax lot 1

6. Buyers shall have a 30 day grace period for the making of any payment.

Signed by Seller Mary V. Huff  
Signed by Seller Carolyn Maupin  
Signed by Buyer John Martin Huff  
Signed by Buyer Carolyn Maupin

In the presence of a Notary Public

On the first day of June, 1976, Mary V. Huff and Carolyn Maupin appeared before me, Notary Public for the state of Oregon, and acknowledged the above to be their voluntary act and deed.

A. Donald K. Rutledge  
Notary Public for Ore.  
My commission expires 4/29/78

In the presence of a Notary Public

On the 26th day of October, 1976 John Martin Huff appeared before me, Notary Public for the State of Oregon, and acknowledged the above to be his voluntary act and deed.

Lawrence Clayton  
Notary Public for Oregon  
My commission expires

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of JANUARY A.D., 19 77 at 12:07 o'clock P M., and duly recorded in Vol. M 77 of DEEDS on Page 314.

FEE \$ 6.00

WM. D. MILNE, County Clerk  
By Klaus Brazil Deputy