

MTC 1306-3440
MEMORANDUM OF CONTRACT

BE IT REMEMBERED, that on the 13th day of June, 1977,
JACK N. REEVES and WILLA JEAN REEVES, husband and wife, and
RICHARD D. SCHMITZ and SUZANNE M. SCHMITZ, husband and wife,
as SELLERS, did enter into a Contract with JOHN F. BACKMAN and
LAURA F. BACKMAN, husband and wife, as BUYERS, conveying the
following described real property from JACK N. REEVES and WILLA
JEAN REEVES, husband and wife, and RICHARD D. SCHMITZ and
SUZANNE M. SCHMITZ, husband and wife, as SELLERS, to JOHN F.
BACKMAN and LAURA F. BACKMAN, husband and wife, as BUYERS, more
particularly described as follows; to-wit:

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The following described real property situated
in Klamath County, Oregon:

PARCEL 1: A tract of land situated in Government
Lots 17 and 24, Section 12, Township 36 South,
Range 10 East of the Willamette Meridian, more
particularly described as follows:

All that portion of Government Lot 24 lying
Northerly of the Sprague River; and all that por-
tion of Government Lot 17 described as follows:

Beginning at the most Southwesterly corner of Lot
30, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK;
thence South in a direct line to a point on the
Northerly bank of an island created by a Northerly
arm (Slough) of the Sprague River and as same
exists during the low water level period; thence
Westerly, Northerly and Southerly in a meandering
line along the shore of said island to its inter-
section with the Southerly line of said Government
Lot 17; thence Easterly along said Southerly line
to the East section line; thence Northerly along
said section line to the most Southeasterly corner
of said aforementioned Lot 30, Block 28; thence
North 68°56'31" West 431.38 feet to the point of
beginning.

EXCEPT THEREFROM that portion conveyed to John W. Foster et ux by instrument Volume M73, page 6301, Microfilm Records of Klamath County, Oregon.

PARCEL 2: Lot 1, Block 6, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: Lot 2, Block 6, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4: Lot 30, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to an easement for roadway and utility purposes recorded February 25, 1970 in Volume M70, page 1509, Microfilm Records of Klamath County, Oregon.

PARCEL 5: Lot 3, Block 6, FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6: That portion of Government Lots 20 and 21, Section 7, Township 36 South, Range 10 East of the Willamette Meridian, lying South of NIMROD RIVER PARK FIRST ADDITION, West of the County Park, and North of the Northerly line of Sprague River.

SUBJECT TO:

1. Easements as contained in plat dedication, to-wit: "Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."

2. Covenants, conditions and restrictions as set forth in Declaration of Restrictions recorded March 13, 1967 in Volume M67, page 1751 and Amendment thereto recorded July 6, 1967 in Volume M67, page 5062, all Microfilm Records of Klamath County, Oregon.

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3. Reservations, restrictions and easements as contained in Deed of Tribal Property, recorded September 10, 1959, in Deed Volume 315, page 530, Deed Records of Klamath County, Oregon.

4. Covenants, conditions and restrictions as set forth in Declaration of Restrictions recorded June 10, 1966 in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.

5. Rights of the public and all governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.

6. Order Granting of Petition for establishment of road district, including the terms and provisions thereof, dated December 8, 1965, recorded March 17, 1966 in Volume M66, page 2325, Microfilm Records of Klamath County, Oregon.

7. Easement, including the terms and provisions thereof, as set forth in instrument recorded February 25, 1970, in Volume M70, page 1509, Microfilm Records of Klamath County, Oregon.

8. Any discrepancies arising due to inadequate legal description pertaining to U.S. Government Lot 17.

The true and actual consideration paid for this transfer, stated in terms of dollars, was \$45,000.00.

SELLERS:

Richard D. Schmitz
Suzanne M. Schmitz
Jack N. Reeves
Willa Jean Reeves

PURCHASERS:

John F. Backman
Laura F. Backman

STATE OF OREGON)
)ss.
County of Klamath)

Personally appeared the above named Jack N. Reeves and Willa Jean Reeves, husband and wife, and Richard D. Schmitz and Suzanne M. Schmitz, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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BEFORE ME this 13th day of June, 1977.

Judy B. Rubin
NOTARY PUBLIC FOR OREGON
My Commission expires: 8-12-77

STATE OF OREGON)
)ss.
County of Klamath)

Personally appeared the above-named John F. Backman and Laura F. Backman, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 13th day of June, 1977.

Judy B. Rubin
NOTARY PUBLIC FOR OREGON
My Commission expires: 8-12-77

Return to Mountain Title Co
407 Main
Klamath Falls, Or.

Tax statement to:
John R. Backman
General Delivery
Sprague River, Or.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO
this 24th day of JUNE A. D. 19 77 at 1:36 o'clock P.M. and
duly recorded in Vol. M77, of DEEDS on Page 11175

FEE \$ 12.00

Wm D. MILNE, County Clerk
By Hazel Craig

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