

768-3934

Until a change is requested, all tax statements shall be sent to the Buyer at the following address: P. O. Box 37
Crescent Lake, Oregon 97425 MTC 3934

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35010 MEMORANDUM OF CONTRACT OF SALE OF REAL PROPERTY

THIS MEMORANDUM gives notice of the execution of that certain Contract of Sale of the following described property in Klamath County, Oregon.

A tract of land situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the SE corner of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, thence North along the East line of said Section 18, 560 feet, and the true point of beginning; thence West 365 feet; thence North parallel to the East line of said Section, 476 feet to the center thread of Crescent Creek; thence Northeasterly along said center line to the East line of said Section; thence South along said line, 945 feet, more or less, to the point of beginning.

TOGETHER WITH:

A non-exclusive easement and right of way for ingress and egress to said premises from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is more particularly described as follows:

Beginning at a point on the south line of said Section 18, from which the southeast corner of said Section 18 bears S89 08' 04" E 840.00 feet, thence from said point of beginning N01 03' 41" E 640.44 feet, thence along the arc of a 125.68 foot radius curve to the left (Delta=45 21' 04"; longchord=N21 36' 51" W 96.90 feet) 99.48 feet, thence along the arc of a 100.00 foot radius curve to the right (Delta=62 19' 30"; longchord=N13 07' 38" W 103.49 feet) 103.78 feet, thence N18 02' 08" E 171.21 feet, thence along the arc of a 200.00 foot radius curve to the left (Delta=17 43' 28"; longchord=N09 10' 23" E 61.62 feet) 61.87 feet, thence N00 18' 40" E 268.72 feet to the southerly right of way line of Pine Creek Loop road as shown on the official plat of Tract 1052, Crescent Pines. ALSO beginning at a point on the east line of said Section 18, from which the southeast corner of said Section 18 bears S01 03' 41" W 530.00 feet, thence from said point of beginning N89 08' 04" W 2633.65 feet to a point on the north-south centerline of Section 18. ALSO the non-exclusive right to use of the bridge presently installed across Crescent Creek in said easement as part of said easement and right of way.

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SUBJECT TO:

Taxes for the fiscal year 1977-1978, a lien but not yet payable.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Crescent Creek.

DATED: 8/29 Jack F. Bosse, 1977.

PARTIES: JACK F. BOSSE, Seller.

NEAL R. WALKER and LESLIE C. WALKER,
husband and wife, Buyer.

CONSIDERATION: SIX THOUSAND DOLLARS (\$6,000.00), payable according to the terms thereof.

Seller.

Jack F. Bosse
JACK F. BOSSE

Buyer.

Neal R. Walker
NEAL R. WALKER

Leslie C. Walker
LESLIE C. WALKER

STATE OF OREGON, County of Deschutes, ss:

Personally appeared the above named JACK F. BOSSE and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me this 29th day of August, 1977.

G. H. Carr
Notary Public for Oregon
My Commission Expires: 8/5/81

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STATE OF OREGON, County of Deschutes, ss:

Personally appeared the above named NEAL R. WALKER and LESLIE C. WALKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 29th day of August, 1977.

[Signature]
Notary Public for Oregon
My Commission Expires: 8/5/81

Return To
Trans Action Escrow
354 N.E. Glenwood
Bend OR 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 31st day of AUGUST A. D. 1977 at 12:44 o'clock P. M., and

duly recorded in Vol. M77, of DEEDS on Page 16121

FEE \$ 9.00

Wm D. MILNE, County Clerk
By *[Signature]*