

MHC. 4877-B

42993

Vol. ^{ML} 78 Page 2641

MEMORANDUM OF LAND SALE CONTRACT

BE IT REMEMBERED, on the 13 day of January, 1978, CHARLES D. BINGHAM and CARROL J. BINGHAM, husband and wife, as Sellers, in consideration of \$246,967.36, entered into a Land Sale Contract with SHARON ROSE LEE EDDY, as Buyer to sell the foregoing described real property situated in Klamath County, Oregon, to-wit:

Per Exhibit "A" attached hereto and incorporated herein.

SEND ALL TAX STATEMENTS TO:

SHARON ROSE LEE EDDY
7400 Artesia Blvd., #1607
Buena Park, CA 90621

IN WITNESS WHEREOF, the parties hereunto set their hands and seals this 13 day of January, 1978.

Charles D. Bingham
CHARLES D. BINGHAM, Seller

Carrol J. Bingham
CARROL J. BINGHAM, Seller

Sharon Rose Lee Eddy
SHARON ROSE LEE EDDY, Buyer

STATE OF OREGON)
County of Klamath) ss.

JANUARY 13, 1978

Personally appeared CHARLES D. BINGHAM and CARROL J. BINGHAM, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11-24-81

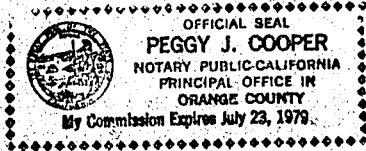
STATE OF CALIFORNIA)
County of ORANGE) ss.

FEBRUARY 8, 1978.

Personally appeared SHARON ROSE LEE EDDY, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Peggy J. Cooper
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: JULY 23, 1979



MAIL ORIGINAL OF MEMORANDUM TO:
MOUNTAIN TITLE COMPANY

107 Main
City

D. L. HOOTS MEMORANDUM OF LAND SALE CONTRACT
ATTORNEY AT LAW
LEGAL ARTS BUILDING
SUITE 2
2201 SOUTH 27TH STREET
KLAMATH FALLS, ORE. 97601
TELEPHONE 803/892-5581

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the Southeasterly corner of said Sec. 1; thence South 89° 58' 30" West 1341.4 feet to a bolt in the center line of the State Highway 140 (was Hwy 66) as the same is now located and constructed over and across said Sec. 1; thence North 46° 06' 30" West along the center line of said Highway 1380.4 feet; thence South 43° 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09° 42' 00" West along the center line of a drain 402.5 feet; thence South 00° 32' 30" West along the center line of said drain 72.6 feet; thence South 43° 53' 30" West 20.0 feet to an iron pin; thence North 67° 41' 30" West 410.0 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 23° 42' 00" East 578.00 feet to a 5/8 inch iron pin on the new Southerly right of way line of said Highway; thence South 46° 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8 inch iron pin; thence South 16° 27' 31" West 636.84 feet to a 5/8 inch iron pin; thence North 67° 41' 30" West 91.66 feet to a 5/8 inch iron pin; thence North 03° 21' 30" West 83.20 feet to the true point of beginning.

PARCEL 2:

A piece or parcel of land situate in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: From the iron pin marking the Southeasterly corner of said Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, South 89° 58' 1/2" West 1341.4 feet to a bolt in the center line of the state highway designated as Oregon 66 as the same is now located and constructed over and across said Sec. 1; thence North 46° 06' 1/2" West along the center line of said highway 1380.4 feet; thence South 43° 53' 1/2" West 30.0 feet to an iron pin on the Southerly right of way line of said Highway 66 marking the point of beginning of this survey; thence South 9° 42' West along the center line of a drain 402.5 feet to a point; thence South 0° 32' 1/2" West along the center line of said drain 72.6 feet to a point; thence South 43° 53' 1/2" West 20.0 feet to an iron pin; thence North 67° 41' 1/2" West 410.0 feet to an iron pin; thence North 23° 42' East 592.9 feet to an iron pin on the said Southerly right of way line of said highway; thence South 46° 06' 1/2" East along said right of way line a distance of 310.0 feet, more or less, to the above mentioned point of beginning of this survey.

Also commencing at the most Southerly corner of the above described Parcel 2 and running thence North 67° 41' 1/2" West 410 feet to a point; thence South 3° 21' 1/2" East 83.2 feet to a 5/8" steel pin set in the ground; thence South 67° 41' 1/2" East 410 feet to a 3/4" iron pipe set in the ground; thence North 3° 21' 1/2" West 83.2 feet to the place of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the Southeasterly corner of said Sec. 1; thence South 89° 58' 30" West 1341.4 feet to a bolt in the center line of the State Highway 140 (was Hwy 66) as

2643

the same is now located and constructed over and across said Sec. 1; thence North 46° 06' 30" West along the center line of said Highway 1380.4 feet; thence South 43° 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09° 42' 00" West along the center line of a drain 402.5 feet; thence South 00° 32' 30" West along the center line of said drain 72.6 feet; thence South 43° 53' 30" West 20.0 feet to an iron pin; thence North 67° 41' 30" West 410.0 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 23° 42' 00" East 578.00 feet to a 5/8 inch iron pin on the new Southerly right of way line of said Highway; thence South 46° 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8 inch iron pin; thence South 16° 27' 31" West 636.84 feet to a 5/8 inch iron pin; thence North 67° 41' 30" West 91.66 feet to a 5/8 inch iron pin; thence North 03° 21' 30" West 83.20 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 13th day of February A. D. 1978 at 2:26 o'clock P. M., and

duly recorded in Vol. M78, of Deeds on Page 2641

Wm D. MILNE, County Clerk

By Bernard H. Hirsch

Fee \$9.00

-2-EXHIBIT "A"