

TO: Clerk of Klamath County, Klamath Falls, Oregon

That on the 4th day of May, 1978, a Contract of Sale was entered into between WILBUR O. HUNT and HAZEL HUNT, hereinafter called Seller, and HENRY W. OVIATT and CARMEN E. OVIATT, hereinafter called Purchaser, in consideration of the agreements therein contained on the following legal description, situated within the County of Klamath, State of Oregon:

A parcel of land situated in the NW 1/4 SE 1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northeast corner of said NW 1/4 SE 1/4; thence South 00° 09' 01" West along the East line of said NW 1/4 SE 1/4, 108.38 feet to a point on the West right of way line of the Dodd's Hollow Road; thence Southerly along said West right of way line of a curve to the left (Radius=1176.88 feet), 266.30 feet; thence, continuing on said West right of way line, South 00° 09' 01" West 748.20 feet to a 5/8" iron pin; thence, leaving said West right of way line, West 209.26 feet to a 5/8" iron pin; thence South 208.71 feet to a 5/8" iron pin on the South line of said NW 1/4 SE 1/4; thence along said South line North 89° 46' 23" West 476.30 feet to a 5/8" iron pin; thence leaving said South line, North 1334.45 Feet to a 5/8" iron pin on the North line of said NW 1/4 SE 1/4; thence along said North line South 89° 25' 58" East 718.50 feet to the point of beginning.

RESERVING unto Seller, its heirs and assigns, a perpetual 15 foot easement along the southerly line of the above-described property for irrigation purposes.

TOGETHER WITH the following personal property located upon the above-described real property: 1973 Marlette mobile home serial number H12265FB20869.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Right of way for road purposes conveyed to Klamath County by Deed Volume 118, page 389, Deed Records of Klamath County, Oregon.
3. Easement, including the terms and provisions thereof, for drainage canal, granted to Klamath Basin Improvement District, an Oregon corporation by Wilbur O. Hunt and Hazel Hunt, husband and wife, as disclosed by instrument recorded September 11, 1973 in Volume M73, page 12219, Microfilm Records of Klamath County, Oregon.
4. Taxes, including the current fiscal year have been assessed with Veterans' Exemption. If the Exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied. (Affects Mobile Home only.)
5. Right of way easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, a corporation,

for an electric transmission and distribution line and appurtenances thereto, recorded November 14, 1977 in Volume M77, page 21912, Microfilm Records of Klamath County, Oregon.

6. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interest or liens disclosed thereby.

7. An easement for right of way purposes over the Northerly portion of the above described property as disclosed by instrument recorded April 6, 1978 in Volume M78, page 6648, Microfilm Records of Klamath County, Oregon, to wit:

"Together with a 16 foot right-of-way over the following described center line. Beginning at the NE corner of the NW 1/4 SE 1/4, Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South 43 feet; thence West and parallel to the North line of the SE 1/4, 718.50 feet to termination of the easement for the use of assigns, heirs and transferees."

This said easement for right of way purposes shall be subject to the further provision created herein as follows: Seller and Purchaser shall share the expenses of maintaining the right of way in good condition and repair from the point of beginning of said easement to an intersection of said right of way commonly known as "the Y", the Seller shall maintain the right of way in good condition and repair from the intersection of said right of way commonly known as "the Y" to the point of termination of said easement.

This conveyance also includes the right of Purchaser to use jointly with Seller an existing easement for irrigation purposes granted to Wilbur O. Hunt and Hazel Hunt by Lloyd Edmon Hyatt and Barbara Rae Hyatt, disclosed by instrument recorded March 10, 1975 in Volume M75, page 2777, Microfilm Records of Klamath County, Oregon, subject to further provisions created herein as follows:

(1) The parties shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the others.

(2) The parties shall share in proportion to their use the expenses of maintenance and/or repair of said easement.

This is a Memorandum of the Contract of Sale entered into between the parties hereto and does not set out, nor is it intended to set out the actual agreement between the parties. The primary document is a Contract of Sale, together with other documents under the date of May 4th, 1978, which is the controlling document, and if any dispute between this Memorandum and the primary document should arise, the primary document shall control.

Until a change is requested all tax statements should be sent to the following address:

Henry W. and Carmen E. Oviatt
P. O. Box 73
Merrill, OR 97633

The true and actual consideration for the sale and purchase of said real property is the sum of \$45,000.00.

Wilbur O. Hunt
Wilbur O. Hunt, Grantor

Hazel Hunt
Hazel Hunt, Grantor

STATE OF OREGON)
COUNTY OF KLAMATH)

ss.

May 4, 1978

Personally appeared the above-named Wilbur O. Hunt and Hazel Hunt, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Judy Blubaugh
Notary Public for Oregon
My Commission expires: 8-23-81

Henry W. Oviatt
Henry W. Oviatt, Grantee

Carmen E. Oviatt
Carmen E. Oviatt, Grantee

STATE OF OREGON)
COUNTY OF KLAMATH)

ss.

May 4, 1978

Personally appeared the above-named Henry W. Oviatt and Carmen E. Oviatt and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Judy Blubaugh
Notary Public for Oregon
My Commission expires: 8-23-81

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.
the 5th day of May A. D. 19 78 at 9:40 clock A.M., or
fully recorded in Vol. 478, of Dadde on Page 9093.

Wm D. MILNE, County Clerk

By /s/ Bernetha G. Letsch