

A-27776

1 MEMORANDUM OF CONTRACT OF SALE between WM. V. MEADE and  
 2 WM. JACK MEADE, as Initial Trustees of Inter Vivos Trust and UNITED STATES  
 3 NATIONAL BANK of OREGON, Trustee, Vendor, and LEW A. WILLIAMS, Purchaser;  
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 5

6 W I T N E S S E T H:  
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8 1. That the parties have entered into a Contract of Sale of the  
 9 following described real property situate in Klamath County, Oregon, free  
 10 of encumbrances except as specifically set forth below:

11 PARCEL A: All that portion of Lot 70 of Enterprise Tracts  
 12 described as follows: Beginning at a point in the Southerly  
 13 line of South Sixth Street as the same is presently located  
 14 and constructed, at its intersection with a North-South line  
 15 parallel with and 390 feet West of the East line of said Lot  
 16 70; thence South along said line a distance of 694.42 feet, more  
 17 or less, to a point 17.5 feet East of the Southeast corner of  
 18 tract of land conveyed by Marshall E. Cornett et ux., to Signal  
 19 Oil Company by Deed recorded August 28, 1946, in Vol. 194, page  
 20 435, Deed Records of Klamath County, Oregon, said point being the  
 21 True Point of Beginning of this description; thence continuing  
 22 South on said North-South line a distance of 280.7 feet, more or  
 23 less, to the Northerly right-of-way line of the O.C.&E. Railroad;  
 24 thence North 66°51'15" West along said right-of-way line a distance  
 25 of 156.65 feet to the Southwest corner of tract conveyed by Klamath  
 26 Pine Lumber Co. to Marshall E. Cornett et ux., by Deed recorded  
 27 August 24, 1937, in Vol. 111, page 399, Deed Records of Klamath  
 28 County, Oregon; thence North along the West line of last described  
 29 tract, a distance of 275 feet, more or less, to a point of  
 30 intersection with the Westerly right-of-way line of Spur tract  
 31 described as Parcel 2 in Deed to Richfield Oil Corporation recorded  
 32 June 24, 1941, in Vol. 139, page 63, Deed Records of Klamath County,  
 33 Oregon, thence Southeasterly along a 11°30' curve to the left a  
 34 distance of 52.5 feet, more or less, to its intersection with the  
 35 South line, extended Westerly, of aforementioned tract conveyed to  
 36 Signal Oil Company by Deed recorded in Vol. 194, page 435, thence  
 37 East along the South line and South line extended of lastmentioned  
 38 Parcel a distance of 139.6 feet, more or less, to the point of  
 39 beginning. LESS AND EXCEPTING a 17 foot strip deeded to Richfield  
 40 Oil Company for a spur tract by Deed recorded in Vol. 139, page  
 41 63, Deed Records of Klamath County, Oregon.  
 42

43 ALSO, all that portion of Lot 70 of Enterprise Tracts  
 44 described as follows: Beginning at a point in the South line  
 45 of Sixth Street at its intersection with a North and South  
 46 line 390.0 feet West of the East line of Lot 70; thence South  
 47 706.5 feet; thence West 17.5 feet; thence North along a North  
 48 and South line 407.5 feet West of the East line of Lot 70 a  
 49 distance of 718.43 feet to the intersection of said line with  
 50 the South line of Sixth Street; thence Southeast along said street  
 51 line 21.2 feet to the point of beginning.  
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53 PARCEL B: All that portion of Tracts 69 and 70 of Enterprise  
 54 Tracts described as follows: A strip of land 390 feet wide,  
 55 East and West, bounded on the North by the Dalles California  
 56 Highway, on the South by the Northerly line of the Oregon,  
 57 California and Eastern Railway, on the East by the East line of  
 58 Tracts 69 and 70 of Enterprise Tracts, and on the West by a  
 59 line drawn parallel to and distant 390 feet West from the East  
 60 boundary above described.  
 61

62 Together with all and singular, the tenements, hereditaments, rights,  
 63 easements, privileges and appurtenances thereunto belonging, or in anywise  
 64 appertaining, subject to the following:  
 65

66 a. Assessments and charges of the City of Klamath Falls for  
 Memorandum of Contract of Sale  
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G. ACOMINI, JONES & ZAMSKY, ATTORNEYS AT LAW A PROFESSIONAL CORPORATION, KLAMATH FALLS, OREGON

1 sewer service.

2  
3 b. Easement, including the terms and provisions thereof, given  
4 by Marshall E. Cornett and Olive B. Cornett, husband and wife,  
5 to Richfield Oil Corporation, dated June 9, 1941, and recorded  
6 June 24, 1941 in Deed Volume 139, page 65, Records of Klamath  
7 County, Oregon.

8  
9 c. Right of Way, including the terms and provisions thereof,  
10 given by Marshall E. Cornett and Olive B. Cornett, husband and  
11 wife, to State of Oregon, by and through its State Highway  
12 Commission, dated March 11, 1942 and recorded March 28, 1942,  
13 in Deed Volume 146, page 260, Records of Klamath County, Oregon.

14  
15 d. Right of Way, including the terms and provisions thereof,  
16 given by Home Lumber and Supply Co., to State of Oregon, by and  
17 through its State Highway Commission, dated July 14, 1943, and  
18 recorded August 7, 1943, in Deed Volume 157 on page 360, Records  
19 of Klamath County, Oregon.

20  
21 e. Right of Way, including the terms and provisions thereof,  
22 given by Home Lumber and Supply Co. to the California Oregon  
23 Power Company, dated April 13, 1945 and recorded April 24, 1945,  
24 in Deed Volume 175 on page 447, Records of Klamath County, Oregon.

25  
26 f. Grant of Right of Way, including the terms and provisions  
27 thereof, given by Home Lumber and Supply Co. to the California  
28 Oregon Power Company, dated May 15, 1945 and recorded May 24,  
29 1945 in Deed Volume 176 on page 435, Records of Klamath County,  
30 Oregon.

31  
32 g. Easement as disclosed by Deed from Marshall E. Cornett and  
33 Olive B. Cornett to Signal Oil Company, including the terms and  
34 provisions thereof, given in Deed Volume 194 on page 435, Records  
35 of Klamath County, Oregon, dated July 26, 1946 and recorded  
36 August 28, 1946.

37  
38 h. Easement, including the terms and provisions thereof, given  
39 by Home Lumber and Supply Co. to City of Klamath Falls, dated  
40 May 6, 1947 and recorded February 26, 1948, in Deed Volume 217  
41 on page 283, Records of Klamath County, Oregon.

42  
43 i. Easement, including the terms and provisions thereof, given  
44 by Marshall E. Cornett and Olive B. Cornett, husband and wife,  
45 to City of Klamath Falls, dated May 7, 1947 and recorded  
46 February 26, 1948 in Deed Volume 217 on page 285, Records of  
47 Klamath County, Oregon.

48  
49 j. Easement, including the terms and provisions thereof, given  
50 by Standard Oil Company of California to Humble Oil and Refining  
51 Company, a Delaware corporation, dated March 29, 1967, and  
52 recorded April 13, 1967 in Microfilm records M67 on page 2617,  
53 Records of Klamath County, Oregon.

54  
55 k. Easements and rights of way of record and apparent thereon.

56  
57 2. That said Contract shall be placed in escrow with Klamath Falls  
58 Branch of First National Bank of Oregon, as Collection Escrow Holder of the  
59 above Contract obligation and Warranty Deed provided for therein with  
60 instructions that, upon payment in full of the deferred balance as secured  
61 by said Contract, to deliver said Deed to said Purchaser.

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66 Memorandum of Contract of Sale

1 WITNESS the hands and seals of the parties hereto this 15 day  
2 of May, 1978.  
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7  
8 Wm. V. Meade  
9 Wm. V. Meade

United States National  
Bank of Oregon,  
by R. W. Meager  
Trust Officer

10  
11 Wm. Jack Meade  
12 Wm. Jack Meade  
13

14  
15 Initial Trustees of  
16 Inter Vivos Trust dated  
17 September 15, 1976.  
18

Trustee Under Inter  
Vivos Trust dated  
September 1, 1976. (SEAL)

19  
20  
21  
22  
23 Lew A. Williams  
24 Lew A. Williams  
25

26 STATE OF OREGON )  
27 )  
28 County of Klamath ) ss.  
29

May 15, 1978

30 Personally appeared the above named WM. V. MEADE and acknowledged the  
31 foregoing instrument to be his voluntary act and deed.  
32  
33  
34

35 Before me: [Signature]  
36 Notary Public for Oregon  
37 My Commission expires: 8-5-79  
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43 STATE OF OREGON )  
44 )  
45 County of Klamath ) ss.  
46

May 15, 1978

47 Personally appeared the above named WM. JACK MEADE and acknowledged  
48 the foregoing instrument to be his voluntary act and deed.  
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52 Before me: [Signature]  
53 Notary Public for Oregon  
54 My Commission expires: 8-5-79  
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GIACOMINI, JONES & ZAMSKY, ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION, KLAMATH FALLS, OREGON

10252

1 STATE OF OREGON )  
2 )  
3 County of Klamath ) ss.  
4 )

5 Personally appeared R. W. Mezzner who declared  
6 that he was a Trust Officer of UNITED STATES NATIONAL BANK OF OREGON  
7 and acknowledged that the foregoing instrument was signed by him on  
8 behalf of said UNITED STATES NATIONAL BANK OF OREGON as its voluntary  
9 act and deed.

10  
11 (SEAL)

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 8-5-79

16 STATE OF OREGON )  
17 )  
18 County of Klamath ) ss.  
19 )

20 Personally appeared the above named LEW A. WILLIAMS and acknowledged  
21 the foregoing instrument to be his voluntary act and deed.  
22  
23 (SEAL)

Before me: [Signature]  
Notary Public for Oregon  
My Commission Expires: 8-5-79

AL CORPORATION, KLAMATH FALLS, OREGON

1  
2 WHEN RECORDED MAIL TO:

3  
4 KCTC

11 MAIL TAX STATEMENTS TO:

12  
13 Lew A. Williams  
14 Bx 4328  
15  
16 Portland, Or  
17 97208  
18  
19  
20  
21

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

STATE OF OREGON

County of Klamath

I certify that the within instrument  
was received for record on the 16th day  
of May, 19 78.  
at 3:51 o'clock P.M. and recorded  
in book M78 on page 10249 or as  
filing fee number 48360, Record  
of Deeds of Said County.

Witness my hand and seal of County  
affixed.

Wm. D. Milne

County Clerk

Title

By [Signature]

Deputy

\$12.00

KLAMATH FALLS, OREGON

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