

TH 38-14637

(56-22555-5)

Recorded by Transamerica Title

52733

MEMORANDUM OF CONTRACT

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This is to certify that the undersigned EDDIE KENT WELLS and MARGARET HELEN WELLS, as Sellers, and KLAMATH VALLEY CO., a co-partnership consisting of GARY R. PARKS and MAX ANSOLA, JR., as Buyers, have entered into an agreement of even date herewith, by the terms of which, among other things, said Sellers have agreed to sell and convey unto said Buyer and said Buyer has agreed to purchase and acquire from Sellers all of the following described real property, to-wit:

Exhibit A, attached hereto and made a part hereof.

The true and actual consideration paid for this transfer is \$250,000.00.

Until further notice, mail all tax statements to the following address: Klamath Valley Co., 2348 Willona Park, Eugene, Oregon 97402.

DATED this 1st day of August, 1978.

SELLER:
Eddie Kent Wells
Eddie Kent Wells

Margaret Helen Wells
Margaret Helen Wells

BUYER:
KLAMATH VALLEY CO.

By Gary R. Parks
Gary R. Parks

By Max Ansola, Jr.
Max Ansola, Jr.

STATE OF OREGON)
County of Lane) ss.

On this 1st day of August, 1978 personally appeared before me the above named Eddie Kent Wells and Margaret Helen Wells and acknowledged the foregoing Memorandum of Contract to be their voluntary act and deed.

Judith M. Cabanis
Notary Public for Oregon
My Commission expires: 10-14-78

STATE OF OREGON)
County of Lane) ss.

On this 1st day of August, 1978 personally appeared before me the above named Gary R. Parks and Max Ansola, Jr., co-partners of Klamath Valley Co. and acknowledged the foregoing Memorandum of Contract to be their voluntary act and deed.

Judith M. Cabanis
Notary Public for Oregon
My Commission expires: 10-14-78

EXHIBIT A

PARCEL 1: Lots 4, 5, and 6, Block 10, Dixon Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, and portion Lots 4, 5, and 6, Block 11, Dixon Addition to the City of Klamath Falls, more particularly described as follows:

Beginning on the East side of Hillside Avenue at a point 36 feet South of the Northwest corner of Lot 6, Block 11, Dixon Addition to the City of Klamath Falls, Oregon; running thence South along the East side of said Hillside Avenue a distance of 37 feet; thence East and parallel with the North line of said Lot 6 to the Northwesterly line of Fort Klamath Road; thence Northeasterly along said line of Fort Klamath Road to a point where said line intersects with a line drawn East from said point of beginning and parallel with the North line of said Lot 6; thence West to the point of beginning, being a tract of land fronting 37 feet on said Hillside Avenue and extending across Lots 6, 5, and 4 of said Block 11 to Fort Klamath Road, situated in Southwest quarter of Southeast quarter of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, together with an easement for a driveway across the Southerly and Easterly side of said Lot 4, Block 11, conveniently wide for a drive from the alley in the rear of said Lot 4.

Lots 1, 2, 4, 6, 7, 8, 9, 10, and 11, Block 12, except portion deeded to State of Oregon by deeds recorded in Book 169 at page 194 and in Book 169 at page 458.

PARCEL 2: Lots 1, 2, and 3 in Block 11, Dixon Addition to the City of Klamath Falls in the County of Klamath, State of Oregon,

subject to regulations, including levies, liens and utility assessments of the City of Klamath Falls and zoning ordinances and easements of record and those apparent upon the land, if any there may be.

Rec: Eddie Wells
3893 RIO VISTA
KLAMATH FALLS, OREG.
97601

STATE OF OREGON; COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of August A.D., 1978 at 4:00 o'clock 2 P.M., and duly recorded in Vol. M78 of Deeds on Page 16886.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernard A. Smith

Deputy