

57837

MEMORANDUM OF LAND-SALE CONTRACT

Vol. ^m 38 Page 24834

KNOW ALL MEN BY THESE PRESENTS, that on NOVEMBER 2, 1978,
LEO F. DAVIS and MARY MARGARET DAVIS, husband and wife as vendor(s) and
STEPHEN PREDOEHL and GRACE L. PREDOEHL, husband and wife as vendee(s)
 made and entered into a certain land-sale contract wherein said vendor(s) agreed to sell to said vendee(s) and the
 latter agreed to purchase from said vendor(s) the fee-simple title in and to the following described real property in
Klamath County, State of Oregon, to-wit:

SEE PER ATTACHED EXHIBIT "A"

The true and actual consideration for the transfer, set forth in said contract, is \$36,000.00, payable \$11,000.00
 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual
 installments (indicate which) of not less than \$241.26 each; all deferred payments bear interest at the rate
 of 10 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum November 2, 1978

Leo F. Davis
 LEO F. DAVIS

Mary Margaret Davis
 MARY MARGARET DAVIS

NOTE: The foregoing memorandum "shall be recorded by the conveyer not later
 than 15 days after the 'land-sale contract' is executed and the parties are
 bound thereby." ORS 93.635.

STATE OF OREGON,)
 County of Klamath) ss.
November 2, 1978

STATE OF OREGON, County of _____) ss.
 _____, 19____

Personally appeared the above named
LEO F. DAVIS and MARY MARGARET
DAVIS, husband and wife
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of

_____ a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
 SEAL) *Arline Addington*
 Notary Public for Oregon
 My commission expires: 3-22-81

Notary Public for Oregon
 My commission expires:

(OFFICIAL
 SEAL)

LEO F. DAVIS & MARY MARGARET DAVIS

VENDOR'S NAME AND ADDRESS:

STEPHEN PREDOEHL & GRACE L. PREDOEHL

ASHLAND STAR RT.
Geno, OREG. 97627

VENDOR'S NAME AND ADDRESS:

After recording return to:
TA Branch - Mariene

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

STEPHEN PREDOEHL & GRACE L. PREDOEHL

ASHLAND STAR RT.
Geno, OREG. 97627

NAME, ADDRESS, ZIP

STATE OF OREGON

County of _____ } ss.

I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

By _____

Recording Officer

Deputy.

SPACE RESERVED
 FOR
 RECORDER'S USE

PARCEL 1

A portion of Lot 1, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the corner common to Sections 36, Township 39 South, Range 7 East of the Willamette Meridian, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Section 1, Township 40 South, Range 7 East of the Willamette Meridian, and Section 6, Township 40 South, Range 8 East of the Willamette Meridian, and running thence North along the line between said Sections 36 and 31, 315 feet more or less, to a point which shall coincide with the South line of a tract in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 36, presently owned by Frank Niles and Letha Niles, the true point of beginning; thence East 60 feet; thence North parallel to the Township line 240 feet; thence West 60 feet; thence South along the Township line 240 feet to the point of beginning.

PARCEL 2

A portion of the Southeast quarter of the Southeast quarter of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is 314.5 feet North of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West at right angles to said East Section line 40 feet; thence North parallel to the East line of said section 345.5 feet, more or less, to the South line of that parcel of property described in Volume 120 at page 451, Deed Records of Klamath County, Oregon; thence East along the South line of said property 40 feet to the said section line; thence South 345.5 feet more or less to the point of beginning.

PARCEL 3

A parcel of land situated in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said Section 36 from which an iron axle marking the Southeast corner of said Section 36 bears South, 314.5 feet; thence West 40 feet; thence South 30 feet; thence East 40 feet to a point on said East line; thence continuing East 60 feet; thence North 30 feet; thence West 60 feet to the point of beginning.

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 November A.D., 1978 at 3:36 o'clock P M., and duly recorded in Vol. M78, of Deeds on Page 24834.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha Deloach Deputy