

T/A #M-38-172682

MEMORANDUM OF CONTRACT FOR DEED dated December 28, 1978, between KLARA M. MATHIS, hereinafter referred to as "Mathis" and JOSEPH M. KINGSBURY and HANNA LORE A. KINGSBURY, husband and wife, hereinafter referred to as "Kingsbury".

## W I T N E S S E T H :

The parties hereto hereby execute this MEMORANDUM for placing of record, pursuant to ORS 96.640 (1), the following:

1. Name of Transferor:
2. Name of Transferee:
3. Legal Description of Property Involved:
4. Description of Interest Transferred:
5. Terms of Agreement:

KLARA M. MATHIS

JOSEPH M. KINGSBURY and  
HANNA LORE A. KINGSBURY,  
husband and wife

(See attached description)

Purchaser's equity in real  
property described in attached  
description

Purchase price of \$250,000  
payable as follows: \$30,000  
down; \$220,00 deferred balance  
payable as follows: Assume out-  
standing debt of \$3,300 to  
Donald Horsley, Union Oil of  
California Distributor at \$50.00  
per month; remaining balance  
of \$216,700 payable in monthly  
installments of \$1,812.61 each  
beginning March 1, 1979 until  
deferred balance paid in full.  
All payments include eight (8)  
percent interest from January 1  
1979.

6. True and Actual Consideration for the Transfer:

Payment of the \$30,000 down  
payment and the execution of  
a contract of sale dated Decem-  
ber 28, 1978, containing,  
among other things, the terms  
above set forth.

WITNESS the hands of the parties hereto the day and year first  
above written.

Klara M. Mathis  
KLARA M. MATHIS

Joseph M. Kingsbury  
JOSEPH M. KINGSBURY

Hannelore A. Kingsbury  
HANNA LORE A. KINGSBURY

28882

STATE OF OREGON       )  
                          : ss.  
County of Klamath     )

On this 28th day of December, 1978, personally appeared  
KLARA M. MATHIS and acknowledged the foregoing instrument to be  
her voluntary act and deed.

Before me:

*Harlene J. Addington*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: *3-29-81*

(SEAL)

STATE OF OREGON       )  
                          : ss.  
County of Klamath     )

On this 28th day of December, 1978, personally appeared  
JOSEPH M. KINGSBURY and HANNALORE A. KINGSBURY, and acknowledged  
the foregoing instrument to be their voluntary act and deed.

Before me:

*Harlene J. Addington*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: *3-29-81*

(SEAL)

PARCEL 1

A piece or parcel of land situate in portions of Government Lots 2 and 4 and the SE $\frac{1}{4}$ NW $\frac{1}{4}$ , all in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the meander corner of the 1858 meander line, common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian; thence South 15° 58' 10" East 174.6 feet to a point on the Southeasterly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence South 32° 22' West along said Southeasterly highway right of way line 668.75 feet to an O.S.H.D. brass disc monument; thence continuing South 32° 22' West along said highway right of way line 1227.35 feet to the true point of beginning of this description; thence South 57° 38' East 300.00 feet to a point; thence South 32° 22' West 1306.80 feet to a point; thence North 57° 38' West 300.00 feet to a point on the Southeasterly right of way line of said highway U.S. 97; thence North 32° 22' East along said highway right of way 1306.80 feet, more or less, to the true point of beginning, said property being a portion of Tracts 73, 76, 77 and portion of McCullough Street of the plat of Worden, now vacated and portion of Tracts 74 and 75 of Worden.

PARCEL 2

A parcel of land lying in the NW $\frac{1}{4}$  of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, the said parcel being described as follows:

Beginning on the Southwesterly line of Lot 75 of the Townsite of Worden at a point 80.05 feet Northwesterly (when measured along said Southwesterly line) from the center line of the The Dalles-California Highway; thence Southeasterly along said Southwesterly line to a line which is parallel with and 50 feet Northwesterly of said center line; thence Southwesterly parallel with and 50 feet Northwesterly of said center line to the South line of said NW $\frac{1}{4}$ ; thence West along said South line to the Northwesterly line of that property designated as Parcel 2 and described in that deed to Klamath County, recorded in Book 101, at page 470, Klamath County Record of Deeds; thence North-easterly along said Northwesterly line to the most Northerly corner of said property; thence Northeasterly in a straight line to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of vacated McCullough Street.

continued ...

description continued ...

PARCEL 3

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of a tract of land conveyed to Donald G. Mathis and Klara M. Mathis also known as Klara Mathis, husband and wife by Deed recorded June 19, 1978 in Book M-78 at page 12959, Microfilm Records; thence Southwesterly along the Westerly line of the property conveyed in Deed Volume M-78 at page 12959, to the South line of the NW $\frac{1}{4}$  of said Section 34; thence Westerly a distance of 118.3 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad property; thence Northeasterly along the Southeasterly boundary of said railroad right of way 488.8 feet, more or less to the Northerly line of McCullough Street in the plat of Worden, now vacated; thence Southeast along the North line of said McCullough Street, now vacated to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of McCullough Street, now vacated.

*return to:*

*TA - Marlene*

*takes*

*Joseph M. Kingsbury*

*Box 176*

*Keno 97627*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at Keno~~

this 28th day of December A. D. 1978 at 3:27 o'clock P. M., and

filed recorded in Vol. M-78, of Deeds on Page 28881

Fee \$12.00

Wm D. MILNE, County Clerk

By *Jacqueline J. Mettler*