

60372

A-29362

Vol. 178 Page 28042

MEMORANDUM OF CONTRACT FOR DEED Dated 1 day of Nov., 1978, between CALIFORNIA SCOTT TAYLOR, as an undivided one-half interest, CALIFORNIA S. TAYLOR and HAROLD YOUNG, Trustees as an undivided one-half interest, (hereinafter called "Vendor") and WILLIAM M. BOND and J. MARIE BOND, and ROBERT T. BOND, all as Joint Tenants, not as tenants in common, but with the right of survivorship, (hereinafter called "Purchaser");

W I T N E S S E T H:

The parties hereto hereby execute this MEMORANDUM for placing of record, pursuant to ORS 93.640 (1), the following:

1. Name of Vendor:

CALIFORNIA SCOTT TAYLOR, as an undivided one-half interest, CALIFORNIA S. TAYLOR and HAROLD YOUNG, Trustees as an undivided one-half interest.

2. Name of Purchaser:

WILLIAM M. BOND and J. MARIE BOND and ROBERT T. BOND, all as Joint Tenants, not as tenants in common, but with the right of survivorship.

3. Legal Description of Property Involved:

Real property situate in Klamath County, Oregon, described in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat.

4. Description of Interest Transferred:

Purchaser's equity in real property above described.

5. Terms of Agreement:

Purchase price of \$92,500.00, payable as follows: \$15,000.00 down payment, deferred balance, \$77,500.00 payable in 15 annual payments of \$5,170.00, including interest payable on January 1st of each year, commencing January 1, 1979. Interest at 8½% per annum. Contract provides for placement of Warranty Deed of Vendor in escrow with First National Bank of Oregon, Main Branch with instructions to deliver the same to Purchaser upon payment of the deferred balance of principal and interest in full according to the terms of the Contract.

6. True and Actual Consideration for the Transfer:

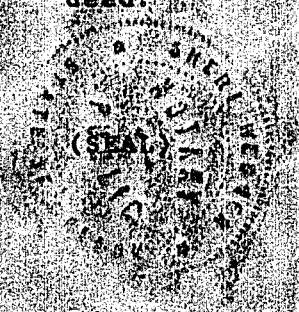
Payment of \$15,000.00 down payment and the execution of a Contract of Sale dated November 1, 1978, containing, among other things, the terms above set forth.

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

<u>California Scott Taylor</u> California Scott Taylor	<u>William M. Bond</u> William M. Bond
<u>California S. Taylor</u> California S. Taylor, Trustee	<u>J. Marie Bond</u> J. Marie Bond
<u>Harold Young</u> Harold Young, Trustee	<u>Robert T. Bond</u> Robert T. Bond

STATE OF OREGON)
County of Klamath) ss.

On this 20 day of Dec, 1978, personally appeared CALIFORNIA SCOTT TAYLOR, CALIFORNIA S. TAYLOR and HAROLD YOUNG, and acknowledged the foregoing instrument to be their voluntary act and deed.

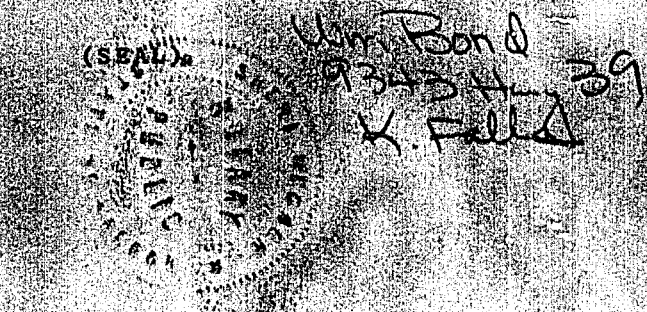


Before Me:
[Signature]
Notary Public for Oregon
My Commission Expires 8-5-79

STATE OF OREGON)
County of Klamath) ss.

On this 20 day of December, 1978, personally appeared WILLIAM M. BOND and J. MARIE BOND and ROBERT T. BOND, and acknowledged the foregoing instrument to be their voluntary act and deed.

Return KLT
Mail to: [unclear]



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

29093 A

Exhibit "A"

Parcel No. 1 (Generally being Tax Lot #55-3909-3300-202)

Beginning at the Section Corner common to 29, 28, 32, 33, T. 39 S., R. 9 E. WM.; thence South along the Section line 1346.72 feet to the point of beginning; thence North 89 Deg. 13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Corzatt; thence South 18 Deg. 59' East 640.20 feet to a point; thence South 40 Deg. 11' East 387.80 feet to a point; thence South 27 Deg. 58' 20" East 452.15 feet to a point; henceforth referred to as Point No. 1; thence West to a point on the West line of Section 33; thence North along the Section line to the point of beginning. This parcel is subject to easements and rights of way both apparent and recorded as related to roads and irrigation also excepting a portion of tract acreage deeded to Chavez Deed Vol. 69 page 344-1 and Deed Vol. 69 page 344-3.

Parcel No. 2 (Generally being Tax Lot #55-3909-3300-203)

Beginning at the Section Corner common to 29, 28, 32, 33, T. 39 S., R. 9 E. WM.; thence South along the section line 1346.72 feet to a point; thence North 89 Deg. 13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Corzatt; thence South 18 Deg. 59' East 640.20 feet to a point; thence South 40 Deg. 11' East 387.80 feet to a point; thence South 27 Deg. 58' 20" East 452.15 feet to a point; henceforth referred to as Point No. 1 which is the point of beginning for Parcel No. 2; thence South 27 Deg. 58' 20" East 252.20 feet to a point; thence South 82 Deg. 57' 20" East 831.95 feet to a point; thence South 32 Deg. 08' 20" East 633.45 feet to a point; thence South 70 Deg. 52' 40" East 384.80 feet to a point; thence South 20 Deg. 04' 40" East 363.00 feet to a point; thence West along the 1/16 line 1573.0 feet to a point; thence South to a point which is the Southwest 1/16 corner of Section 33; thence West along the South Section line of Section 33 to a point that is 1030 feet East of the Section Corner 32, 33, 5, 4, T. 39 S., R. 9 E. WM.; thence North 460.0 feet to a point; thence West 500.00 feet to a point; thence North 882.29 feet to a point; thence West 530.00 feet to a point on the West line of Section 33 that is 1342.29 feet North of the Section Corner 32, 33, 5, 4, T. 39 S., R. 9 E. WM.; thence North along the West Section line of Section 33 to a point that is the West 1/4 Corner of Section 33; thence East along the 1/4 line to Point #1 which is the point of beginning. Excepting prior conveyance and easements for roads and irrigation both apparent and recorded. Also excepting that portion deeded to Chavez Deed Vol. 69 page 344-1 and Deed Vol 69 page 344-3.

Access Easement

For the purpose of access to Parcels 1 and 2 herewith is the following description; Beginning at the point of beginning of Parcel No. 1; thence East 499.28 feet to a point; thence North 30.0 feet to a point; thence West 499.28 feet to a point; thence South 30.0 feet to the point of beginning excepting and or including any easements and rights of way both apparent and recorded on this parcel.

The foregoing easement is non-exclusive, perpetual, and shall inure to the benefit of Parcels 1 and 2 above.

Exhibit "A"

29043 B

Exhibit "A"

Parcel No. 3 (Generally being Tax Lot #55-3909-3300-204)

Beginning at the Section Corner common to 32, 33, 5, 4, T. 39 S., R. 9 E. WM.; thence North along the West line of Section 33 1342.29 feet to a point; thence East along the 1/16 Corner line 530.0 feet to a point; thence South 882.29 feet to a point; thence East 500.00 feet to a point; thence South 460.0 feet to a point on the South Section Line of Section 33; thence West along the South Section line of Section 33 1030.00 feet to the point of beginning. Also granting irrigation rights and access for maintenance across above tract to irrigate parcel to the East of the above parcel. Also subject to any previous easements and rights of way both recorded and apparent on the parcel described.

KE7C

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record, at _____

this 29th day of December A. D. 1978 at 2:52 o'clock PM., and

fully recorded in Vol. M-78 of Deeds on Page 29042

Wm D. MILNE, County Clerk

Fee \$12.00

Joergeline J. Metter

Exhibit "A"