

K-31368

60425

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MEMORANDUM OF CONTRACT FOR DEED Dated 29th day of December, 1978, between EDGAR D. ISENSEE, Trustee, ESTHER L. ISENSEE, Trustee, under that certain Trust Agreement dated November 15, 1974, (hereinafter called "Vendor") and TED M. VAN GRIETHUYSEN and KAREN K. VAN GRIETHUYSEN, husband and wife, as an undivided one-half interest and BOYE BANGSBO and JUDY I. BANGSBO, husband and wife, as an undivided one-half interest, (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:

EDGAR D. ISENSEE and ESTHER L. ISENSEE, Trustees, under that certain Trust Agreement dated November 15, 1974.

2. Name of Purchaser:

TED M. VAN GRIETHUYSEN and KAREN K. VAN GRIETHUYSEN, husband and wife, as an undivided one-half interest and BOYE BANGSBO and JUDY I. BANGSBO, husband and wife, as an undivided one-half interest.

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 \$160,000.00, payable as follows: \$16,000.00 down payment, deferred balance of \$144,000.00 payable monthly in payments of \$1,824.00, which installments include interest at the rate of 9% per annum on the unpaid balance each payment being due and payable on the first day of each month beginning February 1, 1979, Provided however, that the full unpaid balance shall be due and payable on August 1, 1983. Interest commences on the date hereof. Contract provides for placement of Warranty Deed of Vendor in escrow with Klamath First Federal Savings & Loan with instructions to deliver the same to Purchasers upon payment of deferred balance of principal and interest according to the terms of the Contract

Release K.T.

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6. True and Actual Consideration  
for the Transfer:

Payment of \$16,000.00 down payment and the execution of a Contract of Sale dated December 29, 1978, containing among other things, the terms above set forth.

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

Edgar D. Isensee  
Edgar D. Isensee, Trustee  
Esther L. Isensee  
Esther L. Isensee, Trustee

Ted M. Van Griethuysen  
Ted M. Van Griethuysen  
Karen K. Van Griethuysen  
Karen K. Van Griethuysen  
Boye Bangsbo  
Boye Bangsbo  
Judy I. Bangsbo  
Judy I. Bangsbo

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

On this 29th day of December, 1978, personally appeared EDGAR D. ISENSEE AND ESTHER L. ISENSEE, and acknowledged the foregoing instrument to be their voluntary act and deed.

KIRSTINE L. PROCK  
NOTARY PUBLIC — OREGON  
(SEAL) Commission Expires

Before Me:

Kirstine L. Prock  
Notary Public for Oregon  
My Commission Expires: 12/16/80

STATE OF OREGON           )  
                                  ) ss.  
County of Klamath        )

On this 29th day of December, 1978, personally appeared TED M. VAN GRIETHUYSEN and KAREN K. VAN GRIETHUYSEN, husband and wife, and BOYE BANGSBO and JUDY I. BANGSBO, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

KIRSTINE L. PROCK  
NOTARY PUBLIC — OREGON  
(SEAL) Commission Expires

Before Me:

Kirstine L. Prock  
Notary Public for Oregon  
My Commission Expires: 12/16/80

Beginning at a point on the North line of that portion of the Klamath Falls-Lakeview Street Highway known as South 6th Street, which is North  $0^{\circ}35'$  West 30 feet and North  $88^{\circ}57'$  East, 195 feet from the Southwest corner of the  $SE\frac{1}{4}NW\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North  $0^{\circ}35'$  West along a line parallel to the West line of the  $SE\frac{1}{4}NW\frac{1}{4}$  of said Section 2, a distance of 210 feet; thence North  $89^{\circ}25'$  East a distance of 135 feet; thence South  $0^{\circ}35'$  East a distance of 209.2 feet, more or less to the North line of said highway; thence South  $88^{\circ}57'$  West, along said highway line, a distance of 135 feet; to the point of beginning, being a parcel of land in the  $E\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$  of Section 2 Township 39 South, Range 9 East of the Willamette Meridian, containing 0.625 of an acre, more or less.

STATE OF OREGON; COUNTY OF KLAMATH; 53.

Filed for record at request of \_\_\_\_\_  
 this 2nd day of JANUARY A. D. 1979 at 2:25 o'clock PM., and  
 duly recorded in Vol. 1179, of DEEDS on Page 26  
 Wm D. MILNE, County Clerk

FEES \$ 9.00

By Jaqueline J. Mettler

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Exhibit A