

MEMORANDUM OF CONTRACT FOR DEED Dated 2 day of March,

1979, between CALVIN L. HUNT, hereinafter called "Hunt", and THEODORE J.

PADDOCK, hereinafter called "Paddock";

W I T N E S S E T H:

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

1. Name of Transferor:

CALVIN L. HUNT

2. Name of Transferee:

THEODORE J. PADDOCK

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 and True and Actual Consideration for the Transfer:

Purchase price is \$90,000.00, payable as follows: \$15,000.00 by exchange of real property; deferred balance of \$75,000.00, payable interest only for ^{two} years and \$6,000.00 annually on the anniversary date of this instrument plus interest at the rate of 7.5% per annum. Interest commences on the date of this instrument. Contract of Sale provides for placement of a Warranty Deed of Transferor in escrow with Klamath First Federal Savings and Loan Assoc., with instructions to deliver the same to Transferee upon payment of deferred balance of principal and interest in full according to the terms of the Contract of Sale.

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

Calvin L. Hunt
CALVIN L. HUNT

Theodore J. Paddock
THEODORE J. PADDOCK

STATE OF OREGON)
) ss:
County of Klamath)

Before me on this 1 day of March, 1979, personally appeared CALVIN L. HUNT, and acknowledged the foregoing instrument to be his

79 MAR 2 PM 3 33

EXHIBIT "A"

A parcel of land situated in Sections 17 and 20, T39S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Joe Wright Road, a county road, with the easterly right of way line of the Dalles-California Highway, U. S. Highway No. 97 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence N03°38'00"E along said easterly right of way line of the Dalles-California Highway, 1220.68 feet; thence leaving said right of way line N89°52'55"E 951.85 feet to a 5/8-inch iron pin; thence N89°49'30"E 850.82 feet to a 5/8-inch iron pin; thence N89°48'30"E 48.43 feet to a 5/8-inch iron pin marking the true point of beginning of this description; thence N11°20'45"W 135.83 feet to a 5/8-inch iron pin; thence N22°14'57"W 68.57 feet to a 5/8-inch iron pin; thence N40°33'44"W 95.24 feet to a 5/8-inch iron pin; thence N64°58'47"W 100.71 feet to a 5/8-inch iron pin; thence N86°46'41"W 810.32 feet to a 5/8-inch iron pin; thence N00°25'37"W 146.14 feet to a 5/8-inch iron pin; thence N27°13'42"W 140.65 feet to a 5/8-inch iron pin; thence N02°37'35"E 230.34 feet to a 5/8-inch iron pin; thence N81°53'08"E 126.58 feet to a 5/8-inch iron pin; thence N08°58'34"W 390.22 feet to a 5/8-inch iron pin; thence N49°07'57"E 740.83 feet to a 5/8-inch iron pin on the westerly right of way line of the U.S.B.R. Lost River Diversion Canal; thence following said westerly right of way line the following courses and distances: S00°32'20"E 239.14 feet, along the arc of a curve to the left (radius = 713.70 feet and central angle = 36°21'00") 452.79 feet, S36°53'20"E 194.00 feet, N53°06'40"E 20.00 feet, S36°53'20"E 995.70 feet, along the arc of a curve to the left (radius = 641.70 feet, and central angle = 19°22'00") 216.90 feet, S56°15'20"E 7.81 feet to the northwesterly right of way line of the Southern Pacific Railroad; thence N82°50'02"W 67.34 feet; thence S89°48'30"W 526.55 feet to the true point of beginning of this description, containing 27.21 acres, more or less, with bearings based on recorded survey No. 1472, as recorded in the office of the Klamath County Surveyor.

Subject to any easements or rights of way or record or apparent.

WHEN RECORDED MAIL TO:

TA-donna

MAIL TAX STATEMENTS TO:

2972 South 6th
Klamath Falls, Ore
97601

(Don't use this space; reserved for recording label in counties where used.)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 1979, at 3:33 o'clock PM, and recorded in book M79 on page 4729 or as filing fee number 63322, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title
By Bernetha Adelsch Deputy

EXHIBIT "A"

Fee \$9.00