

WITNESSETH:

Commencing at the Southwest corner of the NW<sup>1/4</sup> of Section 20, Township 38 South, Range 9 East of the Willacette Meridian, which point is the true point of beginning; thence North along the Westerly line of Section 20, a distance of 726 feet; thence East 300 feet to a point; of the NW<sup>1/4</sup> of said Section 20; said point being on the Southerly line beginning; being in the NW<sup>1/4</sup> of Section 20, Township 38 South, Range 9 East of the Willacette Meridian.

ALSO, Lots 1, 2, 3, 4, 5 and 6 in Block 1 and all that portion of Lots 1, 2, 3, 4 and 5 in Block 12, lying Northeastly of the right of way of Highway #97 all in CHELSEA ADDITION TO THE CITY OF KLANATH FALLS, OREGON, now vacated.

AND ALSO, all that portion of Byrd Avenue, lying North of Block 1 of said Chelsea Addition, all that portion of Huggesser Avenue lying between Blocks 1 and 12 of said Chelsea Addition, and all that portion of the alley in Chelsea Addition lying East of Blocks 1 and 12, North of the State Highway right of way line projected Southeasterly, West of the Section line and South of the North line of Byrd Avenue projected Easterly, all in Chelsea Addition, now vacated.

ALSO, beginning at a point which is South 0°06' West a distance of 388.5 feet from the Section corner common to Sections 17, 18, 19 and 20 in Township 38 South, Range 9 East of the Willamette Meridian, Clatsop County, Oregon; thence continuing South 0°06' West a distance of 300 feet to the Northeast corner of Chelsea Addition to the City of Klamath Falls, Oregon; thence along the North boundary line of Byrd Avenue in Chelsea Addition North 89°49' West a distance of 174.2 feet to the East line of Quarry Street extended; thence North 0°06' East along the East boundary of Quarry Street extended a distance of 300 feet to a point; thence South 89°49' East a distance of 174.2 feet to the point of beginning.

SUBJECT TO: Easements and rights of way of record and those apparent on the land; Mortgage to First Federal Savings and Loan Association of Klamath Falls, Oregon, dated June 28, 1967 in M-67 at page 4679, which said Mortgage Buyers herein DO NOT assume and will be held harmless therefrom; Contract, recorded Sept. 3, 1968, in M-68 at page 7924, wherein Darwin E. Bernhardt et ux. are vendors and Frank E. McCain, Jr. et ux. are vendees, which said Contract Buyers herein DO NOT assume and will be held harmless therefrom; Contract, recorded July 2, 1971, in Book 71 at page 6923 of Deed Records, recorded July 2, 1971, in ux. are vendors and Chester J. Marshall et ux. are vendees, which said Contract Buyers herein DO NOT assume and will be held harmless therefrom; Contract, recorded October 3, 1973, in M-73 at page 13339, Microfilm Records, wherein Chester J. Marshall et ux. are vendors and Daryl A. Polley et ux. are vendees, which said Contract Buyers herein DO NOT assume and

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 200 BROAD STREET  
 NEW YORK, N.Y. 10038

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will be held harmless therefrom. Sellers herein will authorize the escrow holder hereinafter named to make the monthly payment on said Marshall-Polley Contract out of payments made hereunder.

TOGETHER WITH the following described equipment, furnishings and fixtures now used by Sellers in the operation of that certain trailer park known as North Hills Trailer Court, N. Highway #37, Klamath Falls, Klamath County, Oregon:

46 Gas meters with regulators; 28 Oil meters with regulators and filters; 50 Electric meters; 1 Commercial roto-rooter; 1 King size bathroom set, dresser, 2 end tables, 1 bureau; 71 Mail boxes; 2 Rotary mowers; 2 Speedqueen gold commercial washers; 2 Maytag white commercial washers; 1 Eamond commercial dryer; 1 Speedqueen electric dryer; Furniture in recreation room; 1951 Ford with lift and snowplow; 1960 Ford pickup; Television cable and component parts; Miscellaneous supplies and pool equipment; 63 Portable storage sheds; 2 Wagon wheels; 1 North Hills Mobile Park sign; 1 Double size bed; 1 24x60 New Moon Mobile Home, Series GA60630CID, Serial No. GAS 16237U-X; Astro turf on pool surface; 1 Double door General Electric refrigerator; 1 Steel awning and porch attached to 24x60 mobile home.

ALSO TOGETHER WITH the assumed business name, NORTH HILLS TRAILER COURT.

Subject to: Personal property taxes which became a lien on January 1, 1975; Financing Statement #25/85 filed Sept. 3, 1968; Financing Statement filed July 2, 1971, under County Clerk's File No. 53954; and Financing Statement filed Oct. 3, 1973, under County Clerk's File No. 52131, which said Financing Statements Buyers are held harmless;

at and for a total purchase price of \$220,000.00 (of which \$175,000.00 is for real property and \$45,000.00 is for personal property), payable as follows:

\$40,000.00 at the time of the execution hereof, receipt of which is hereby acknowledged;

180,000.00 with interest thereon at the rate of 6 1/2% per annum from March 15, 1975, payable in monthly installments of not less than \$1,367.80 each, inclusive of interest, the first installment to be paid on or before April 15, 1975, and a like installment on the 1st day of each month thereafter until the full balance and interest are paid.

Provided, however, when Buyers make a lump sum payment of \$5,000.00 to apply on the principal balance of said contract, the Certificate of Title to the New Moon Mobile Home described above will be released to Buyers.

Provided further, however, that Buyers will assume Sellers' Nite Guard Light Contracts with Pacific Power & Light Co. and will transfer sanitary licenses for pool and court to themselves.

# I.

Buyers covenant and agree as follows: That they will make said payments promptly on the dates above named to the order of the Sellers, or the survivor of them, at First Federal Savings and Loan Association, Klamath Falls, Oregon; that they will keep all of said real and personal property insured for the full

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of April A.D., 19 79 at 1:48 o'clock P. M., and duly recorded in Vol. M79 of Deeds on Page 9385.

FEE \$15.00

WM. D. MILNE, County Clerk

By Bernetha J. Hetch Deputy

DAVID J. JOHNSON  
& SHERMAN  
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KLAMATH FALLS, ORE.  
97603