

68808

D-38-19103
MEMORANDUM OF LAND-SALE CONTRACT

Vol. 1179 Page 13702

KNOW ALL MEN BY THESE PRESENTS, that on June 11, 1979,
 BEN F. MITCHELL
 WILLIAM W. NICHOLLS and ANNA J. NICHOLLS
 as vendor(s) and
 as vendee(s)
 made and entered into a certain land-sale contract wherein said vendor(s) agreed to sell to said vendee(s) and the
 latter agreed to purchase from said vendor(s) the fee-simple title in and to the following described real property in
 Klamath
 County, State of Oregon, to-wit:

PER EXHIBIT "A" ATTACHED HERETO

The true and actual consideration for the transfer, set forth in said contract, is \$19,000.00, payable \$2,500.00
 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual
 installments (indicate which) of not less than \$204.58 each; all deferred payments bear interest at the rate
 of 8 1/2 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum JUNE 11, 1979.

[Signature]
 BEN F. MITCHELL

NOTE: The foregoing memorandum shall be recorded by the conveyer not later
 than 15 days after the "land-sale contract" is executed and the parties are
 bound thereby. ORS 93.635.

STATE OF OREGON,)
 County of Klamath) ss.
 June 11, 1979

Personally appeared the above named
 BEN F. MITCHELL

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of) ss.
 1979

Personally appeared and

who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of

a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
 My commission expires:

(OFFICIAL
 SEAL)

BEN F. MITCHELL

VENDOR'S NAME AND ADDRESS

WILLIAM W. & ANNA J. NICHOLLS

VENDEE'S NAME AND ADDRESS

After recording return to:

WILLIAM W. & ANNA J. NICHOLLS

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

WILLIAM W. & ANNA J. NICHOLLS

P.O. Box 844
 Orlino, OR 97624
 NAME, ADDRESS, ZIP

STATE OF OREGON

County of) ss.

I certify that the within instru-
 ment was received for record on the
 day of 19

SPACE RESERVED

FOR

RECORDER'S USE

at o'clock M., and recorded
 in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

By

Recording Officer

Deputy.

13703

The E $\frac{1}{2}$ of the following described property:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of Woodland Park, EXCEPTING THEREFROM the following described parcels of land:

That portion contained in Contract of Sale recorded December 11, 1975 in Book M-75 at page 15639, Microfilm Records, and that portion contained in Contract of Sale recorded July 19, 1976 in Book M-76 at page 10913, Microfilm Records, ALSO EXCEPTING THEREFROM that portion of the following described property lying in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 34 South, Range 7 East of the Willamette Meridian;

Beginning at the Northwest corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 14, this corner being the true point of beginning of this description; thence East along the North line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 to the Northeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14; thence South along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 387 feet more or less, to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

ALSO EXCEPTING THEREFROM the East 208.71 feet of the South 626.13 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~request of~~ _____
this 11th day of JUNE A. D. 19 79 at 11:05 o'clock A. M., and
duly recorded in Vol. M 79, of DEEDS on Page 13702

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Maqueline J. Mettler

EXHIBIT "A"