

K-31754

69349

MAIL TAX STATEMENTS TO: Cornelius J. Boshuizen 3802 Altamont Drive Klamath Falls, Oregon 97601	WHEN RECORDED MAIL TO: Klamath County Title Company Attention: Milly
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MEMORANDUM OF CONTRACT FOR DEED executed by the undersigned for placing of record pursuant to ORS 93.640(1) the following information:

1. **Name of Transferor:** DENNIS W. ROBINSON and LINDA M. ROBINSON, Husband and Wife
2. **Name of Transferee:** CORNELIS J. BOSHUIZEN, GERRIT J. BOSHUIZEN and BARNIE B. F. BOSHUIZEN, each as to an equal undivided one-third interest as tenants in common
3. **Legal Description of Property Involved:** The real property situated in Klamath County, Oregon, described on ~~reverse~~ hereof attached Exhibit "A".
4. **Description of Interest Transferred:** Purchaser's equity in above-described real property.
5. **Terms of Agreement and True and Actual Consideration for the Transfer:** \$96,000.00 selling price; \$10,000.00 down; \$86,000.00 deferred balance payable over term of 12 years at variable interest rate in both monthly and annual installments. Payments to be made to Klamath County Title Company as Collection Escrow Holder of the Contract.

In construing this memorandum and where the context so requires, the singular includes the plural.

Dated this 19 day of JUNE, 19 79.

Dennis W. Robinson
Dennis W. Robinson
Linda M. Robinson
Linda M. Robinson

Cornelius J. Boshuizen
Cornelis J. Boshuizen
Gerrit J. Boshuizen
Gerrit J. Boshuizen
Barnie B.F. Boshuizen
Barnie B.F. Boshuizen

STATE OF Oregon, County of Klamath) ss. June 19, 19 79
Personally appeared the above named DENNIS W. ROBINSON and LINDA M. ROBINSON

and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: [Signature]
(Official Seal) Notary Public for Oregon
My commission expires 7-19-82

STATE OF Oregon, County of Klamath) ss. June 19, 19 79
Personally appeared the above named CORNELIS J. BOSHUIZEN, GERRIT J. BOSHUIZEN,
and BARNIE B.F. BOSHUIZEN
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
(Official Seal) Notary Public for Oregon
My commission expires 7-19-82

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Township 40 South, Range 10 East of the Willamette Meridian:

Section 21: That portion of Lot 3 lying south of the following described tract: A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 21, T 40 S R 10 E, W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast Corner of a tract of land described in Parcel 1 in Volume M-76 at Page 4925, Klamath County Deed Records, from which the Northeast Corner of the SE $\frac{1}{4}$ of said Section 21 bears N66°40'20"E, 4164.52 feet; thence EAST, 1692 feet more or less to the Westerly line of the Lost River; thence Southeasterly along said Westerly Line the following courses and distances: S36°39'E, 378 feet; S48°21'E, 144 feet more or less to the centerline of an irrigation ditch; thence Westerly along said centerline the following courses and distances: S50°01'W, 59 feet; N87°58'24"W, 393.05 feet; S77°03'52"W, 29.04 feet; N88°01'46"W, 418.75 feet; N66°51'57"W, 93.41 feet; N74°15'24"W, 346.81 feet; S79°52'31"W, 19.91 feet; N88°23'49"W, 425.37 feet; N46°56'52"W, 324.75 feet; N52°06'36"W, 88.07 feet to the South line of said Parcel 1; thence EAST along said South Line, 30.72 feet to the point of beginning.

Section 28: Lot 1.

TOGETHER WITH the following described parcel of land adjacent to the above described parcels:

Beginning at the SW corner of Gov't. Lot 1; Section 28, Township 40 South, Range 10 E.W.M. thence West 15 feet; thence North parallel with the West line of Gov't. Lot 1 970 feet; thence West 130 feet; thence North parallel with the West line of said Lot 1 and West line of Gov't. Lot 3, Section 21 of said Township, 1003.19 feet; thence S 66° 51' 57" E, 78.30 feet; thence S 88° 01' 46" E, 73.04 feet to the West line of Gov't. Lot 3, Section 21, Township 40 South, Range 10 E.W.M.; thence South along the West line of Gov't. Lots 3 and 1, 1939.86 feet to the point of beginning.

TOGETHER WITH a non-exclusive ingress-egress easement more particularly described as follows: Beginning at the SW corner of Gov't. Lot 1, Section 28, Township 40 South, Range 10 E.W.M. thence West 15 feet, thence North 30 feet, thence West 45 feet, thence South parallel with the North South center line of said Section 28 to a point 30 feet North of the East West center line of Section 28; thence West parallel with the East West center line of Section 28 to the Northeasterly right-of-way of the Merrill Highway, thence Southeasterly along said Highway right-of-way to the East West centerline of Section 28; thence East along said East West centerline to the center of Section 28; thence North along the North South centerline of Section 28 to the point of beginning.

SUBJECT TO:

1. Terms and conditions of special assessment by Klamath County Oregon, as farm use and the right of said Klamath County to additional taxes in the event said use should be changed, which obligations said Purchaser assumes and agrees to pay and to perform.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contract, easements, water and irrigation rights in connection therewith.

3. Liens and assessments of Klamath Project and Upper Van Brimmer Drainage District, and Van Brimmer Ditch Company, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
6. Waiver of Riparian Rights, including the terms and provisions thereof, from A. F. Bunnell to the United States of America, dated August 8, 1905, in Deed Volume 18 page 356, records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof to Pacific Power and Light Company, dated May 6, 1965, recorded July 15, 1966 in Volume M66 page 7112, Records of Klamath County, Oregon.
8. Terms and provisions relative to use of well contained in agreement between Fred Hess and Paul Hess and John Hess, dated March 4, 1976, recorded April 9, 1976, in Volume M76 page 5075, Records of Klamath County, Oregon.
9. Mortgage, including the terms and provisions thereof, executed by Dennis W. Robinson and Linda M. Robinson, husband and wife, and J. Dennis Roach and Jean E. Roach, husband and wife, to the Federal Land Bank of Spokane, a corporation of Spokane, Washington, dated January 3, 1979, recorded January 16, 1979, in Volume M79 page 1225, Records of Klamath County, Oregon, to secure the payment of \$53,500.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.
 this 20th day of June A. D. 1970 at 1:20 o'clock P.M., and
 duly recorded in Vol. 179, of Deeds on Page 14,587

Wm D. MILNE, County Clerk
 By Bernetha G. Helch
 Fee \$9.00