

7/9 38-18308-2-T

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Vol. ^m79 Page ~~18079~~

1 MEMORANDUM OF CONTRACT OF SALE

2 A real estate contract dated AUGUST 16th,, 1979, has
3 been executed wherein C. C. NEELEY and R. E. NELSON, not as tenants
4 in common, but with right of survivorship, agreed to sell, and
5 DOUGLAS K. IVEY and SANDY C. IVEY, husband and wife, agreed to
6 purchase all of the following described real property situate in
7 Klamath County, Oregon, to wit:

8 Lot 179, THIRD ADDITION TO SPORTSMAN PARK,
9 in the County of Klamath, State of Oregon, subject
10 to the usual printed stipulations and exceptions
11 appearing in Transamerica Title Insurance Co. Report
12 No. 38-18308, issued April 9, 1979, more particularly
13 described as follows:

14 1. An easement created by instrument, including the
15 terms and provisions thereof,
16 Recorded : November 8, 1955 Book: 279 Page: 99
17 In Favor of : The California Oregon Power Company
18 For : Transmission line.

19 2. Agreement for control of water level of Lake,
20 including the terms and provisions thereof, from Herbert
21 Fleishhacker to The California Oregon Power Company,
22 a California Corporation, recorded February 15, 1924
23 in Deed Volume 63 at page 459.

24 3. Restrictions, but omitting restrictions, if any,
25 based on race, color, religion or national origin, as
26 shown on the recorded plat of Third Addition to
Sportsman Park.

4. Reservations and Restrictions, contained in Deed
to C.C. Neeley and R.E. Nelson, dated April 24, 1967,
recorded February 21, 1968 in Volume M-68 at page
1364, Microfilm Records.

23 The true and actual consideration paid for this transfer,
24 stated in terms of dollars, is \$4,000.00.

25 Being duly sworn, said parties depose and say that they
26 have executed the above described Contract and that the statements

QUENTIN D. STEELE
ATTORNEY AT LAW
CORNER 4TH AND PINE
133 NORTH FOURTH
KLAMATH FALLS, OR 97601
(503) 882-6675

MEMORANDUM OF CONTRACT OF SALE
Page 1

1980

1 contained in this Memorandum are true. If either of the said
2 parties is a corporation, it has caused its corporate name to be
3 signed and its corporate seal affixed hereto by its officers duly
4 authorized thereunto by order of its board of directors.

5
6 X C. C. NEELEY
7 C. C. NEELEY, Seller

Douglas K. Ivey
DOUGLAS K. IVEY, Seller BUYER

8 X R. E. NELSON
9 R. E. NELSON, Seller

Sandy C. Ivey
SANDY C. IVEY, Seller BUYER

10 STATE OF OREGON,)
11 JACKSON : ss.
12 County of ~~KLAMATH~~)

AUGUST 16th, 1979.

13 Personally appeared before me C. C. NEELEY and R. E.
14 NELSON and acknowledged the foregoing instrument to be their
15 voluntary act and deed.

16 H. F. Green
17 Notary Public for Oregon
My Commission Expires: FEB. 8, 1980

18 STATE OF OREGON,)
19 : ss.
20 County of Klamath.)

Aug. 21, 1979.

21 Personally appeared before me DOUGLAS K. IVEY and SANDY
22 C. IVEY and acknowledged the foregoing instrument to be their
23 voluntary act and deed.

24 [Signature]
25 Notary Public for Oregon
My Commission Expires: 5/1/81

26
QUENTIN D. STEELE
ATTORNEY AT LAW
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MEMORANDUM OF CONTRACT OF SALE
Page 2

SEND TAX STATEMENTS TO:
Mr. and Mrs. Douglas K. Ivey
P.O. Box 636, K. Falls, OR 97601

After recording return to:
Transamerica Title, Attn: Julie

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of
August A.D., 19 79 at 3:37 o'clock P M., and duly recorded in Vol 170
of Deeds on Page 19879.

FEE \$7.00

WM. D. MILNE, County Clerk
By Bernice A. Whitte Deputy