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Vol. ^m79 Page 24431MEMORANDUM OF LAND SALE CONTRACT
AND
CONDITIONAL SALES SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that the ESTATE OF MARY HENDRICK, Deceased, as Vendor, Seller and Secured Party, and LEROY A. GIENGER and RICHARD T. HALL, as Tenants in Common, as Purchasers, Buyers and Debtors, have entered into a written Land Sale Contract and Conditional Sales Security Agreement, dated October 12, 1979, wherein said Parties have mutually agreed to sell and to purchase the Duplex and Service Station Property at 1501 Esplanade Avenue in the City of Klamath Falls, Oregon, which is more particularly described as follows:

All of Lots 17 and 18 in Block 61 of Second Hot Springs Addition to the City of Klamath Falls, Klamath County, Oregon, EXCEPT for the following described portion of said Lot 18, which was conveyed to the State of Oregon by Deed recorded in Vol. 220 at Page 213 of Klamath County, Oregon Deed Records, as follows, to wit:
Beginning at the Southeast corner of said Lot 18;
Thence, Northerly along the Easterly line of Lot 18 a distance of 20 feet to the northeast corner;
Thence, Westerly along the Northerly line a distance of 20 feet;
Thence, Southerly parallel with the Easterly line a distance of 32.05 feet to the Southerly line of Lot 18, said line being the Northerly line of Esplanade Street;
Thence, Northeasterly along said line to the Place of Beginning.

SUBJECT TO:

- (1) Regulations, including Levies, liens and utility assessments of the City of Klamath Falls.
- (2) Zoning ordinances, building and use restrictions, reservations in Federal Patents, beneficial utility easements of Record and those apparent upon the land and common to real estate in the area.
- (3) Real property taxes on the above-described real property and personal property taxes on the hereafter-described personal property and fixtures for the Current Real Property Tax and Personal Property Tax years which are now a lien but not yet payable.
- (4) The "AS IS" condition of the property.

TOGETHER with the following-described fixtures now on and used in connection with said Service Station property:

Hoist, Air Compressor and Gas Pumps.

TOGETHER with the following-described personal property now situated upon or used in connection with the Duplex, to wit: 1 bed, 2 dressers, 2 chests, 2 gas ranges, 2 refrigerators and any other miscellaneous items of such Duplex

MEMORANDUM - Page 1

personal property which is left upon the premises of the Duplexes, Storage Buildings or Laundry Room as of October 15, 1979; for the price and on the terms and conditions set forth in said Land Sale Contract and Conditional Sales Security Agreement to which reference is hereby made for details.

The true and actual consideration to be paid for said transfer is \$60,000.00.

WITNESS the hands of the Parties:

Stanley M. Hendrick *Leroy A. Gienger*
 Stanley M. Hendrick Leroy A. Gienger
William James Hendrick *Richard T. Hall*
 William James Hendrick Richard T. Hall
 as Executors of the Estate of Mary PURCHASERS
 Hendrick, deceased
 VENDOR

STATE OF OREGON)
) SS.
 County of Klamath)

On this 15th day of October, 1979, before me, a Notary Public in and for said County and State, personally appeared Stanley M. Hendrick and William James Hendrick, of the State of Oregon, County of Klamath, known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Barlene V. Addington
 Notary Public for Oregon
 My Commission Expires 3-22-81

STATE OF OREGON)
) SS.
 County of Klamath)

On this 16th day of October, 1979, before me, a Notary Public in and for said County and State, personally appeared Leroy A. Gienger and Richard T. Hall and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Barlene V. Addington
 Notary Public for Oregon
 My Commission expires: 3-22-81

Until a change is requested all tax statements shall be sent to:

Richard T. Hall
 96 6660 South 6th Street
 Klamath Falls, OR

Return To: T/A-So 6th Office

WM. GANONG
 LAWYER
 P. O. BOX 57
 KLAMATH FALLS, ORE.

MEMORANDUM - Page 2

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 17th day of October A.D., 19 79 at 11:38 o'clock A M., and duly recorded in Vol M79 of Deeds on Page 24431.

FEE \$7.00

WM. D. MILNE, County Clerk
 By *Lernedax Hetch* Deputy