

38-17520-7-D

77016

MEMORANDUM OF LAND-SALE CONTRACT

Page 27044

KNOW ALL MEN BY THESE PRESENTS, that on January 23, 1979, PEYTON & CO., as vendor(s) and NEIL GARRETT, AND LEE R. SCHRODER, to an undivided 1/2 interest, 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: 7.5 acres between Casa Grande dulpexes and Van Ness St., described by metes and bounds in the contract. See attached description.

The true and actual consideration for the transfer, set forth in said contract, is \$41,000.00, payable \$5,000.00 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual installments (indicate which) of not less than \$764.90 each; all deferred payments bear interest at the rate of 10% per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum January 23, 1979.

Contract has an inflation clause.

NOTE: The foregoing memorandum shall be recorded by the conveyor 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. 1979

Personally appeared the above named Neil Garrett, Lee R. Schroder

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 9/21/83

STATE OF OREGON, County of Klamath, ss. January 23, 1979

Personally appeared Doris A. Peyton C. P. Peyton

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 Peyton & Co.

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 behalf 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:

DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 9/21/83

(OFFICIAL SEAL)

Peyton & Co.,
1968 Earle St.,
Klamath Falls, Oregon 97601
VENDOR'S NAME AND ADDRESS

Neil Garrett & Lee R. Schroder
519 Mt. Whitney
Klamath Falls, Oregon 97601
VENDEE'S NAME AND ADDRESS

After recording return to:
TA Donna

Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Neil Garrett & Lee R. Schroder
519 Mt. Whitney
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON } ss.
County of

I certify that the within instrument was received for record on the day of 1979

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.

PARCEL 1

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A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence Northerly and parallel to the section lines between Sections 19 and 20 a distance of 495 feet to a point which is the initial point of beginning of the description of the land involved; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence North 78° East 75 feet more or less to the Westerly right of way line of the State Highway; thence Southeasterly along the Westerly right of way line of the State Highway a distance of 32 feet; thence in a South-westerly direction to the initial point of this description.

PARCEL 2

Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to Section line between Sections 19 and 20 a distance of 595 feet to the initial point of this description; thence Northerly along last mentioned course a distance of 95 feet more or less to the center line of State Highway; thence Southeasterly along center line of said State Highway to a point a distance of 127 feet more or less to a point which is North 78° 0' East of the initial point, and being 105 feet East more or less from said initial point; thence South 78° 0' West 105 feet more or less to the initial point being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

ALSO beginning at a point which is North 690 feet and East 493 feet from the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence North and parallel to Section line between Sections 19 and 20, a distance of 140 feet to a point; thence East and parallel to section line between Sections 20 and 29 a distance of 492 feet to a point; thence South and parallel to section line between Sections 19 and 20 a distance of 140 feet to a point; thence West and parallel to section line between Sections 20 and 29 a distance of 492 feet to point of beginning. All in Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

ALSO beginning at a point 376 feet West of the Southwest corner of Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, on the North line of Sacramento Street extended; thence West 726 feet on the North line of Sacramento Street extended; thence South parallel with First Street in said Lakeview Addition 360 feet; thence East parallel with Sacramento Street extended 726 feet;

continued ...

description continued ...

thence North parallel with First Street 360 feet to place of beginning; All situate in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

ALSO beginning at a point 376 feet West of the Northwest corner of Block 44 Lakeview Addition to the City of Klamath Falls, Oregon, on the South line of Medford Street extended; thence West 726 feet on said South line of Medford Street extended; thence South parallel with First Street in said Lakeview Addition 300 feet; thence East parallel with Medford Street 726 feet; thence North parallel with First Street 300 feet to the place of beginning, all situate in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING from all parcels any portion lying within State Highway, County or City Roads including those portions conveyed to the State of Oregon by Deeds recorded in Book 278 at page 363, Book 279 at page 232, Book 307, page 9 as corrected by Book 310 at page 135 Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM the North 260 feet as measured at right angles to the North line of the above described parcels in their entirety.

ALSO INCLUDING the following:

Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to section line between Sections 19 and 20 a distance of 580 feet to the initial point of this description; thence Northerly along last mentioned course a distance of 15 feet; thence North 78° East 62 feet more or less to the West right of way line of Lakeport Boulevard; thence Northwesterly along said right of way line 40 feet; thence South 78° West 72 feet more or less to the intersection of a line 40 feet West of the point of beginning, if said line were extended Northerly; thence South 47 feet more or less to the South line of the property herein being conveyed; thence East 40 feet to the point of beginning.

EXCEPTING THEREFROM the following described property:

All that portion of the following described property lying Northwest of a line running Northeasterly between the following 2 points A & B:

Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to section line between Sections 19 and 20 a distance of 580 feet to the initial point of this description; thence Northerly along last mentioned course a distance

continued ...

Description continued ...

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of 15 feet; thence North 78° East 62 feet more or less to the West right of way line of Lakeport Boulevard; thence North-westerly along said right of way line 40 feet; thence South 78° West 72 feet more or less to the intersection of a line 40 feet West of the point of beginning, if said line were extended Northerly; thence South 47 feet more or less to the South line of the property herein being conveyed; thence East 40 feet to the point of beginning.

Point A: Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to section line between Sections 19 and 20 a distance of 580 feet to a point; thence West 40 feet to a point to be known as Point A.

Point B: A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence Northerly and parallel to the section lines between Sections 19 and 20 a distance of 495 feet to a point; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence North 78° East 75 feet more or less to the Westerly right of way line of the State Highway; thence North-westerly along the Westerly right of way line of Lakeport Boulevard 27 feet to a point to be known as point B.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 16th day of November A. D. 1979 at 3:58 o'clock P. M., and
fully recorded in Vol. M79, of Deeds on Page 27044

Wm D. MILNE, County Clerk

Fee \$14.00

By Bernice A. Hitchcock