

79210

MEMORANDUM OF LAND-SALE CONTRACT

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KNOW ALL MEN BY THESE PRESENTS, that on December 28, 1979,
 WALTER H. MAGBY and FREBA I. MAGBY, husband and wife
 CLARENCE RICHARD WELLS and JOHN R. WELLS as to a 1/2 interest each, as vendor(s) and
 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:

Lots 1 and 2, Block 4, WINEMA PENINSULA
 UNIT NO. 2

The true and actual consideration for the transfer, set forth in said contract, is \$25,000, payable \$6,000
 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual
 installments (indicate which) of not less than \$200.00 each; all deferred payments bear interest at the rate
 of 9 1/4 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum December 28, 1979.

Walter H. Magby
 Walter H. Magby
Freba I. Magby
 X
 Freba I. Magby

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 Fork } ss.
December 31, 1979

Personally appeared the above named
 WALTER H. MAGBY and FREBA I.
 MAGBY, husband and wife
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: Sept 5, 1982

Walter H. & Freba I. Magby

VENDOR'S NAME AND ADDRESS

Clarence R. Wells & John R. Wells
 P. O. Box 511
 Chiloquin, OR 97624

VENDEE'S NAME AND ADDRESS

After recording return to:

Transamerica Title Company
 3940 South Sixth Street
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Clarence R. Wells & John R. Wells
 P. O. Box 511
 Chiloquin, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

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 _____

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)

STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 11th day of January, 1980,
 at 11:36 o'clock A. M., and recorded
 in book M80 on page 568 or as
 file/reel number 79210.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
 By Bernethard Ketsch Recording Officer
 Deputy.

Fee \$3.50