

7A 38-20578-5
MEMORANDUM OF LAND SALE CONTRACT

AND

CONDITIONAL SALES SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that BRENT K. BURBIDGE and RITA J. BURBIDGE, husband and wife, as Vendors, Sellers and Secured Party, and KATHLEEN R. MUNO, as Purchaser, Buyer and Debtor, have entered into a written Land Sale Contract and Conditional Sales Security Agreement, dated April 25, 1980, where- in said Parties have mutually agreed to sell and to purchase the Lantern Mobile Home Park, Laundromat and Beauty Shop located near Chemult, Oregon, and which are more particularly described as follows:

A portion of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly right-of-way line of the Dalles-California Highway, which lies South 19°24' East, a distance of 159.2 feet from the Southwest corner of Block 8 of CHEMULT, OREGON; running thence South 19°24' East along the Easterly right-of-way line of the Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 70°36' East a distance of 318 feet to an iron pin on the Westerly right-of-way line of the S.P.R.R.; thence North 20°54' West along the Westerly right-of-way line of the S.P.R.R. a distance of 200 feet to an iron pin; Thence South 70°36' West a distance of 312.8 feet, more or less, to the point of beginning;

SUBJECT TO:

- (1) An Easement dated June 17, 1974, and recorded in Book M-74, Page 13513, Deed Records of Klamath County, Oregon, in favor of Cascade Natural Gas Corporation;
- (2) A Trust Deed dated February 3, 1977, and recorded in Book M-77, Page 2070, Book of Records, Klamath County, Oregon, wherein Trans-america Title Insurance Co. is the Trustee and Lloyd Mittelstadt and Phyllis Mittelstadt are the Beneficiaries;
- (3) A Trust Deed dated October 9, 1978, and recorded in Book M-78, Page 22672, Book of Records, Klamath County, Oregon, wherein Transamerica Title Insurance Co. is the Trustee and Richard L. Tommila and Cecile L. Tommila are the Beneficiaries;
- (4) Klamath County Real Property taxes plus interest for the years of 1978-79 and 1979-80, and Personal Property taxes on the hereinafter-described Personal Property and Fixtures for the year 1979, plus interest;
- (5) Zoning ordinances, building and use restrictions, beneficial utility easements of record and those apparent upon the land.
- (6) The "AS IS" condition of the property;

TOGETHER WITH the Personal Property described on Exhibit "A" attached hereto, which said Personal Property is used in connection with said Mobile Home, Laundromat and Beauty Shop property;

TOGETHER WITH the following-described Mobile Home:
1977 Kingswood, Columbian
Model #3F-RZB
Serial #6459,

WM. M. GANONG
ATTORNEY AT LAW
P. O. BOX 57
KLAMATH FALLS, ORE.
97601
(503) 882-7228

1 together with the following Personal Property and Fixtures used in con-
2 nection with said Mobile Home: Jenn-Air cooktop and double oven, 19-
3 cubic-foot refrigerator, garbage disposal, dishwasher, AM-FM radio and
4 intercom system, carpets, drapes, fireplace, dock, skirting and awning.
5 SUBJECT TO: The security interest of the United States National Bank of
6 Oregon for a purchase-money loan on said Mobile Home with an approximate
7 remaining balance of \$22,700.00; Klamath County taxes plus interest for
8 the year 1979; and the "AS IS" condition of the property;

9 TOGETHER WITH: The Vendors' interest in that certain Easement for water
10 dated April 16, 1973, and made by Lena May Childress and Lloyd Mittelstadt;
11 for the price and on the terms and conditions set forth in said Land Sale Con-
12 tract and Conditional Sales Security Agreement to which reference is hereby
13 made for details.

14 The true and actual consideration to be paid for said transfer is
15 \$136,635.76.

16 WITNESS the hands of the Parties this 25th day of April, 1980.

17 Rita J. Burbidge
18 Rita J. Burbidge

19 Kathleen R. Muno
20 Kathleen R. Muno

21 Brent K. Burbidge
22 Brent K. Burbidge

23 STATE OF OREGON)
24) SS.
25 County of Klamath)

26 On this 25th day of April, 1980, before me, a Notary Public, per-
27 sonally appeared Rita J. Burbidge and Brent K. Burbidge and acknowledged the
28 foregoing Instrument to be their voluntary act and deed.

29 (SEAL)

30 [Signature]
31 Notary Public for Oregon
32 My Commission expires: 2/1/81

33 STATE OF OREGON)
34) SS.
35 County of Klamath)

36 On this 25th day of April, 1980, before me, a Notary Public, person-
37 ally appeared Kathleen R. Muno and acknowledged the foregoing Instrument to be
38 her voluntary act and deed.

39 (SEAL)

40 [Signature]
41 Notary Public for Oregon
42 My Commission expires: 2/1/81

43 Send Tax Statements to:
44 Kathleen R. Muno
45 Lantern Mobile Home Park
46 Chemult, Oregon 97731

47 WM. M. GANONG
48 ATTORNEY AT LAW
49 P. O. BOX 57
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53 MEMORANDUM OF LAND SALE CONTRACT - Page 2

EXHIBIT "A"

LAND SALE CONTRACT
AND
CONDITIONAL SALES SECURITY AGREEMENT
April 25, 1980

Brent K. Burbidge and Rita J. Burbidge,
Sellers, and Kathleen R. Muno, Buyer.

1. 12 Philco coin-op washing machines;
2. 4 50-lb. Philco coin-op dryers;
3. 3 30-lb. Speed Queen coin-op dryers;
4. A soap vending machine;
5. Laundromat water pump and miscellaneous equipment used to operate Laundromat, including spare parts;
6. A key-making machine;
7. A shop-type vacuum cleaner;
8. A septic-system pump, motor and spare parts;
9. 8 4'x6' wood storage shed;
10. An 8'x10' wood shed;
11. A trash trailer;
12. A snow-removal blade for a pickup truck;
13. Beauty-shop equipment (not including personal tools);
14. A money-counting machine;
15. A portable generator; and
16. A dock, skirting and awning for a mobile home.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 25th day of April A. D. 1980 at 3:32 o'clock P. M., and

fully recorded in Vol. 480, of Deeds on Page 7790

Wm D. MILNE, County Cl.

By *Bernard H. Hirsch*

Fee \$10.50

TA

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EXHIBIT A