

MEMORANDUM OF CONTRACT - REAL ESTATE

A real estate contract dated September 3rd, 1980 has been executed wherein DENNIS W. FROEMKE agreed to sell and LARRY VAN KOUWENBERG agreed to purchase all of the following described real property situate in Klamath County, Oregon, to-wit:

Lot 18, Block 19, Second Addition to Klamath River Acres of Oregon, Ltd., according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Taxes for 1980-81, now a lien but not yet payable.

Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.

Reservations and restrictions contained in the dedication of Second Addition to Klamath River Acres, as follows: "...subject to: (1) A 20 foot building setback along the street side of all lots; (2) Direct road access to Clover Creek County Road, No. 603, prohibited for Lots 10 through 17, Block 18; (3) A 10 ft. x 30 ft. power line tie back easement as shown on the annexed plat in Lot 23, Block 19, said easement to provide ingress and egress for construction and maintenance of said utility."

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$11,500.00.

Being duly sworn, said parties depose and say that they have executed the above described contract and that the statements contained in this memorandum are true. If either of the said parties is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of

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its board of directors.

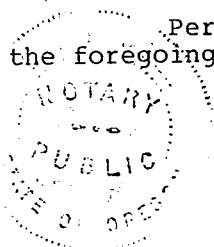
Dennis W. Froemke
DENNIS W. FROEMKE, Seller

Larry Van Kouwenberg
LARRY VAN KOUWENBERG, Buyer

STATE OF OREGON,)
) ss.
County of Klamath.)

DATE: Sept. 3, 1980

Personally appeared before me DENNIS W. FROEMKE and acknowledged the foregoing instrument to be his voluntary act and deed.



Betty Hazel
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-30-84

STATE OF OREGON,)
) ss.
County of Klamath.)

DATE: Sept. 3, 1980

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Personally appeared before me LARRY KOUWENBERG and acknowledged the foregoing instrument to be his voluntary act and deed.



Betty Hazel
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-30-84

Quentin D. Steele
133 N. 4th

K Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Quentin D. Steele, Atty.this 3rd day of September A. D. 1980 at 2:21 o'clock P. M., atfully recorded in Vol. MSO, of Deeds on Page 16682

Wm D. MILNE, County Clerk

By Beverly L. Hetch

Fee \$7.00

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