

93728

TIA # M-38-22990-4 ^{M 80} 24204
MEMORANDUM OF CONTRACT

DEC 15 PM 3 41

THIS INDENTURE, made and entered into this 15th day of December, 1980, by and between JACQUELINE F. MILLER and ROBERT S. STARBUCK, her son, not as tenants in common, but with right of survivorship, hereinafter called Seller, and LYLE E. BALL and NORMA L. BALL, husband and wife, hereinafter called Purchaser;

W I T N E S S E T H :

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated December 15, 1980, wherein Seller has agreed to sell and Purchaser has agreed to buy all of the following described real and personal property situated in Klamath County, Oregon, to-wit:

Lots 2 and 3 in Block 3 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath and State of Oregon. EXCEPT THEREFROM the Northeastly 10 feet of said Lot 2. Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$34,800.00

Dated	: November 3, 1977	Book: M-77	Page: 21199
Recorded	: November 3, 1977		
Trustor	: Jacqueline F. Miller, a married woman		
Trustee	: William Sisemore		
Beneficiary	: Klamath First Federal Savings and Loan Association		

Affects Lot 3, which Buyers herein do not assume and agree to pay, and Seller further covenants to and with Buyers that the said prior Trust Deed shall be paid in full prior to, or at the time this Contract is fully paid and that said above described real property will be released from the lien of said Trust Deed upon payment in full of this Contract.

3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$34,800.00

Dated	: November 3, 1977	Book: M-77	Page: 21201
Recorded	: November 3, 1977		
Trustor	: Jacqueline F. Miller, a married woman		
Trustee	: William Sisemore		
Beneficiary	: Klamath First Federal Savings and Loan Association, a corporation.		

Affects Lot 2, which Buyers herein do not assume and agree to pay, and Seller further covenants to and with Buyers that the said prior Trust Deed shall be paid in full prior to, or at the time this Contract is fully paid and that said above described real property will be released from the lien of said Trust Deed upon payment in full of this Contract.

TOGETHER WITH Four (4) electric ranges now in the duplexes.

WHEREAS, said Contract provides, among other things, that upon payment of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100THS (\$120,000.00) DOLLARS, Seller will convey to Purchaser the above described real property by Warranty Deed.

NOW THEREFORE, the parties agree that the within Memorandum of Contract is executed for the purpose of memorializing of record the execution of the Contract aforesaid.

IN WITNESS WHEREOF, the parties hereunto set their hands

the day and year first above written.

Jacqueline F. Miller
JACQUELINE F. MILLER
Lyle E. Ball
LYLE E. BALL

Robert S. Starbuck 24205
ROBERT S. STARBUCK

STATE OF OREGON)
County of Klamath) ss

Norma L. Ball
NORMA L. BALL
by Lyle E. Ball
Attorney in fact
December 12, 1980.

On the 12th day of December, 1980, personally appeared JACQUELINE F. MILLER and ~~ROBERT S. STARBUCK~~, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene J. Addington
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-22-81

STATE OF OREGON)
WASHINGTON)
County of Klamath) ss

December 15, 1980

On the 15th day of December, 1980, personally appeared LYLE E. BALL and ~~NORMA L. BALL~~ husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene J. Addington
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 2-22-81

STATE OF OREGON,
County of Benton) ss.

BE IT REMEMBERED, That on this 10th day of December, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert S. Starbuck

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Hinda L. Blabity
Notary Public for Oregon.
My Commission expires 3-10-82

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,
County of Klamath) ss.

On this the 15th day of December, 1980 personally appeared JEFFREY D. BALL who, being duly sworn (or affirmed), did say that he is the attorney in fact for NORMA L. BALL and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Marlene J. Addington
(Signature)
My Commission Expires March 22, 1981
(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of December A.D., 1980 at 3:47 o'clock P.M., and duly recorded in Vol 480 of Deeds on page 24204.

Fee \$ 7.00

WM. D. MILNE, County Clerk
By Bernice Adetich Deputy

Tapes To: (Official Seal)
Klamath 1st Federal
540 Main, City, 97601

Return To: TIA - So. 6th