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T/A # M-38-22871-4

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MEMORANDUM OF LAND SALE CONTRACT

BE IT REMEMBERED, on the 18th day of February, 1981, MAX M. BENEDICT and GEORGIA BENEDICT, husband and wife, as Seller, in consideration of \$210,000.00, entered into a Land Sale Contract with CHRISTOPHER G. ELVERFELD and GRETCHEN L. ELVERFELD, husband and wife, as Buyers, to sell the foregoing described real property situate in Klamath County, Oregon, to-wit:

PER EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

SEND ALL TAX STATEMENTS TO:

Mr. & Mrs. Christopher G. Elverfeld
Box 756 E Rt. 2
Klamath Falls, Ore. 97601

IN WITNESS WHEREOF, the Sellers hereunto set their hands and seals this 18th day of February, 1981.

Max M. Benedict
MAX M. BENEDICT, Seller

Georgia Benedict
GEORGIA BENEDICT, Seller

STATE OF OREGON }
County of Klamath } ss.

February 18, 1981.

Personally appeared MAX M. BENEDICT and GEORGIA BENEDICT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

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

MEMORANDUM OF LAND SALE CONTRACT

Return To: T/A - So. 6th
Office

PARCEL II

CGE MB
 The SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31 and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 39 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL III

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31 and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 32, Township 39 South, Range 11 $\frac{1}{2}$, East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPT THEREFROM that portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 32 at a point thereon distant 30 feet South of the quarter corner between Sections 29 and 32 of Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian; thence South 300 feet; thence West 145 feet; thence North 300 feet; thence East 145 feet to the point of beginning.

Together with:

A non-exclusive easement for ingress and egress over and across a 30 foot wide strip of land in Section 32, Township 39 South, Range 11½ East, W.M., County of Klamath, State of Ore., being 15 feet on each side of the following described centerline.

Beginning at a point on the East boundary of the NE¼ SW¼ Section 32 from which the center ¼ corner Section 32 bears N00°12'47"W -- 15.00 feet; thence S89°53'23"W -- 398.60 feet and parallel to and 15.00 feet distance from the North boundary of the NE¼ SW¼ Section 32 to a point of curvature, thence Southwesterly -- 212.04 feet along the arc of a 149.99 foot radius curve to the left (the long chord bears S49°23'23"W -- 194.82 feet) to the point of tangency, thence S8°53'23"W -- 253.25 feet to a point of curvature, thence Southwesterly and Northwesterly -- 294.00 feet along the arc of a 114.59 foot radius curve to the right (the long chord bears S82°23'23"W -- 219.74 feet) to the point of tangency, thence N24°06'37"W -- 346.30 feet to a point of curvature, thence Northwesterly -- 172.78 feet along the arc of a 149.99 foot radius curve to the left (the long chord bears N57°06'37"W -- 163.38 feet) to the point of tangency, thence S89°53'23"W -- 243.10 feet and parallel to and 15.00 feet distance from the North boundary of the NE¼ SW¼ Section 32 to the intersection of the West boundary of the NE¼ SW¼ Section 32, the point of ending. AND an easement for ingress and egress over a 30 foot right of way on the Northerly side of NE¼ SW¼ Section 32, T.39S., R. 11½E., W.M. as described in Deed Volume M79 pages 15172 and 15173. AND a non-exclusive easement for ingress and egress over and across a 30 foot strip along the East boundary of the SW¼ NW¼ and along the North 30 feet of the East boundary of the NW¼ SW¼ Section 32 T.39S., R. 11½E., W.M.

Except subject to easements, restrictions, reservations, and rights-of-way of record.

Also Together with:

An exclusive easement for roadway and utility use. This easement is for the exclusive use of Grantor (Vendor) and Grantee, (Vendee), their heirs and assigns. Said easement is more particularly described as follows:

A 20 foot strip of land along the east boundary of the E½ SW¼ of Section 32, Township 39 South, Range 11½ East of the Willamette Meridian, EXCEPT the Southerly 705.26 feet.

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

19th day of February A.D., 1981 at 10:53 o'clock A M., and duly recorded in

Vol M81 of Deeds on page 2843.

Fee \$ 10.50

EVELYN BIEHN
COUNTY CLERK

By Sandra H. Helt Deputy