

86725

KNOW ALL MEN BY THESE PRESENTS, that on the 23 day of FEB, 1981, MARTHA ANDREWS MEEKER and FLOYD MEEKER, as tenants by the entirety, as SELLERS, entered into a contract to sell real property with DONALD E. KUCERA and NANCY F. KUCERA, husband and wife, as BUYERS, for the sale of the real property more particularly described in the attached Exhibit "A", which by this reference is incorporated herein in full, located in Klamath County, Oregon.

RESERVING and excepting therefrom, however, unto the SELLERS, the full use, control, income and possession of the property for and during their respective natural lives.

The true and actual consideration for said sale is the sum of \$60,000.00.

This memorandum is not a complete summary of the contract of sale. Provisions in the memorandum shall not be used in interpreting the contract provisions. In the event of a conflict between the memorandum and the unrecorded contract, the unrecorded contract shall control.

DATED this 23 day of February, 1981.

Martha Andrews Meeker  
MARTHA ANDREWS MEEKER

Donald E. Kucera  
DONALD E. KUCERA

Floyd Meeker  
FLOYD MEEKER

Nancy F. Kucera  
NANCY F. KUCERA

STATE OF OREGON }  
County of Klamath } ss.

The foregoing instrument was acknowledged before me this 23 day of February, 1981, by MARTHA ANDREWS MEEKER and FLOYD MEEKER.

T. A. Bailey  
Notary Public for Oregon  
My commission expires: 4-11-84

STATE OF OREGON }  
County of Klamath } ss.

The foregoing instrument was acknowledged before me this 23 day of FEBRUARY, 1981, by DONALD E. KUCERA and NANCY F. KUCERA.

T. A. Bailey  
Notary Public for Oregon  
My commission expires: 4-11-84

SEND ALL TAX STATEMENTS TO:  
Donald E. and Nancy F. Kucera  
Rt 1 Box 856 Matney Rd.  
KLAMATH FALLS, OR 97601

AFTER RECORDING, RETURN TO:  
Timothy A. Bailey  
Attorney at Law  
540 Main, Suite 204  
Klamath Falls, Oregon 97601

81 FEB 24 PM 4 43

## DESCRIPTION

3283

All that portion of the Southwest quarter of the Northwest quarter of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence South 1348.93 feet to the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence East 384.34 feet; thence South 1003.00 feet; thence North 72° 14' 14" West 70.34 feet; thence South 40° 37' 42" West 155.66 feet; thence South 110 feet more or less to the North boundary of that certain tract of land to the State of Oregon by and through its State Highway Commission described in Deed Volume 104, at page 547; thence continuing in a Southeasterly, Southerly and South direction along said tract of land and the North line of Balsam Drive, to the Westerly extended line of a tract of land described in Deed Volume 284, page 91, thence North along said Westerly line to the Northwest corner of that certain tract of land; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Beginning at a point which lies South 1348.93 feet from the Northwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 89° 00' 26" East 384.34 feet; thence South 1003.00 feet to a point; thence North 72° 14' 14" West 70.34 feet to a point; thence South 40° 37' 42" West, 155.66 feet; thence South 110 feet more or less to the North boundary of a tract of land deeded to the State of Oregon by and through its State Highway Commission, thence in a Westerly and Northwesterly direction to the Westerly line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North to the point of beginning, all situate in Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following:

Beginning at the quarter corner common to Sections 11 and 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the West line of said Section 12 a distance of 490.0 feet; thence along the Northerly line of the County Road South 24° 30' East a distance of 76.6 feet; thence South 45° 39' East a distance of 277.2 feet; thence South 62° 11' East a distance of 113.6 feet; thence South a distance of 173.1 feet; thence West a distance of 330.0 feet to the point of beginning, excepting from the above parcel of land a strip 60 feet in width along the Northeasterly side, said strip being in use as a road along the Northeasterly side of the above described parcel of land.

FURTHER EXCEPTING THEREFROM any portion thereof lying within the right of way line of Balsam Drive.

ALSO EXCEPTING THEREFROM the following:

Beginning at the center of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence North 690 feet; thence North 89° 49' West for a distance of 1650 feet to the Southeast corner of the tract herein conveyed; thence North 600 feet; thence North 89° 49' West 363 feet; thence South 600 feet; thence South 89° 49' East for a distance of 363 feet to the point of beginning.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described have been specially assessed as farm use land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given;
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of West Side Sanitary District;
5. Reservations, restrictions and easements as contained in Deed from V.C. Heavilin and Rose H. Heavilin, husband and wife, to the State of Oregon, by and through its State Highway Commission, recorded in Volume 104, page 547, Deed Records of Klamath County, Oregon, including but not limited to the following:  

"Also a perpetual right, license and easement 20 feet in width, is hereby granted to the grantee herein, its officers, agents, employes, contractors, and permittees for a hauling road over and across the property of the grantor, and to extend from the easterly side of the above mentioned property to a connection with the county road or roads leading to Klamath Falls, Oregon."
6. All other easements, rights of way, reservations and restrictions now of record, including all of the terms and provisions thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at 10:00 AM~~this 24th day of February A. D. 19 81 at 4:43 o'clock P. M., and  
duly recorded in Vol. 181, of Deeds on Page 3282.

EVELYN BIEHN, County Clerk

By Bernetha A. Detrich

Fee \$10.50