

8326

K-35085

MEMORANDUM OF CONTRACT

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On the 15 day of January

1982, ESTATE OF

ARTHUR HOWARD BARNHISEL and the CONSERVATORSHIP OF MAYBELLE E. BARNHISEL, as Seller, and CLAUDE W. CROSS and VIRGINIA R. CROSS, as Purchaser, entered into a land sale contract for consideration of Eighty-five Thousand and no/100 Dollars (\$85,000.00) for the sale of the following property:

See property description on attached Exhibit A.

UNITED STATES NATIONAL
BANK OF OREGON

By [Signature]
Conservator of the Estate
of Maybelle E. Barnhisel

SELLER

Virginia R. Cross
Virginia R. Cross

PURCHASER

STATE OF OREGON

County of Klamath

) ss.

On this 11 day of January, 1982, personally appeared the above named R. W. Mezger, Senior Trust Forestry Officer of the United States National Bank of Oregon, Conservator of the Estate of Maybelle E. Barnhisel, and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 4-18-84

STATE OF OREGON

County of Benton

) ss.

On this 5th day of January, 1982, personally appeared the above named Peter L. Barnhisel, Personal Representative of the Estate of Arthur Howard Barnhisel, and acknowledged the foregoing instrument to be his voluntary act and deed.

Betty R. Bates
Notary Public for Oregon
My commission expires: 8/17/85

-1- Memorandum - Barnhisel/Cross

202 JAN 15 PM 2:31
Tax statement to be mailed to buyers
at 622 Conger Ave., Klamath Falls, OR
After recording return to KCTCO. 3794

STATE OF OREGON

582

County of

} ss.

On this 15 day of January, 1982, personally
appeared the above named Claude W. Cross and Virginia R. Cross
and acknowledged the foregoing instrument to be their
voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires:

Until a change is requested, all tax statements shall be
sent to the following address:

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38, South, Range 9 E.W.M., Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N41°E a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, T38S, R9EWM, and from which stone monument a nail in a tree bears S33°53'E a distance of 18.46 feet, the center insulator on an electrical transmission tower bears N86°30'W and power pole K 4754 bears N59°11'E, thence S52°00'00"E 19.00 feet to a one-half inch iron pin; thence S50°08'40"W 28.79 feet to a one-half inch iron pin; thence S26°26'30"E 30.84 feet to a one-half inch iron pin; thence S37°51'20"E 42.04 feet to a one-half inch iron pin; thence S52°08'40"W 39.60 feet to a one-half inch iron pin; thence S37°51'20"E 32.92 feet to a one-half inch iron pin; thence S56°33'30"W 142.71 feet to a one-half inch iron pin; thence N33°59'09"W 180.91 feet to a one-half inch iron pin; thence S56°02'30"W 67.01 feet to a one-half inch iron pin; thence N34°31'00"W 21.89 feet to a one-half inch iron pin; thence N71°30'00"E, as per record as recorded in Deed Volume 15, page 240 of the Klamath County Deed Records, 281.39 feet to the point of beginning, containing 28,857 square feet, together with any land lying between the Northeasterly bank of Link River and the Southwesterly side of the above described tract of land, with bearings based on recorded survey No. 1276.

PARCEL 2: An undivided one-third interest in and to the common ground more particularly described as follows:

The Swimming pool area described as follows:

A tract of Land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Section 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 52°00'00" E. along the northerly line of the Barnhisel property 19.00 feet; thence S. 50°08'40" W. 28.79 feet; thence S. 26°26'30" E. 30.84 feet thence S. 37°51'20" E. 42.04 feet; said point being the True Point of Beginning of this description; thence continuing S. 37°51'20" E. 72.83 feet; thence S. 06°16'20" E. 32.80 feet; on the northwesterly line of that easement recorded in Deed Volume 206, page 429, and Deed Volume 328, page 538, as recorded in the Klamath County Deed Records; thence S. 47°31'00" W. along said easement line 89.33 feet; thence N. 33°32'00" W. 79.97 feet; thence N. 56°33'30" E. 60.78 feet; thence N. 37°51'20" W. 32.92 feet; thence N. 52°08'40" E. 39.60 feet; to the True Point of Beginning, containing 8,522 square feet, with bearings based on recorded Survey's Numbered 1276, 2007 and 2126.

AND The Tennis Court Area described as follows:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 37°29'10" E. a distance of 206.81 feet; to a one-half inch iron pipe set in concrete on the southerly edge of the Barnhisel entrance road; thence S. 47°31'00" W. 267.92 feet; thence N. 46°43'00" W. 75.00 feet; thence N. 34°31'00" W. 45.78 feet to a one-half inch iron pin, said point being the True Point of Beginning of this description; thence continuing N. 34°31'00" W. 180.33 feet; thence N. 56°02'30" E. 67.01 feet; thence S. 33°59'09" E. 180.91 feet; thence S. 56°33'30" W. 65.34 feet to the True Point of beginning, containing 11,952 square feet, together with any land lying between the northeasterly bank of Link River and the southwesterly side of the above described tract of land, with bearings based on recorded Survey's Numbered 1276, 2007 and 2126.

TOGETHER WITH A 6-foot wide easement connecting tennis court and swimming pool areas for the exclusive use of owners of common ground and their guests situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N. 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Section 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence S. 37°29'10" E. a distance of 206.81 feet; thence S. 47°31'00" W. 267.92 feet; thence N. 46°43'00" W. 75.00 feet; said point being the True Point of Beginning of this description, said easement to be six feet in width, and on the right side of the following described line; thence N. 34°31'00" W. 45.78 feet; thence N. 56°33'30" E. 147.27 feet; together with any land lying between the northeasterly bank of Link River and the southwesterly side of the above described easement with bearings based on Survey's Numbered 1276, 2007 and 2126.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at 2:01 P.M.~~

this 15 day of Jan. A.D. 19 82 at 2:01 o'clock P.M.
duly recorded in Vol. M 82, of Deeds on page 581
Fee \$16.00

By Evelyn Biehn County Clerk
EVELYN BIEHN County Clerk