

TIA #M-38-1503-7

Until a change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. William F. Moody

Route 1, Box 855, Bonanza, Oregon 97623

MEMORANDUM OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 20 day of January, 1982, DON J. KANE and VERNA B. KANE, husband and wife, appearing therein as Sellers, entered into a contract to sell real property with WILLIAM F. MOODY and N. JUNE MOODY, husband and wife, appearing therein as Buyers, for the sale of the following described real estate situated in the County of Klamath, State of Oregon, to-wit:

All that portion of the Northeast Quarter of the Southeast Quarter lying West of the Bly Mountain Cut-Off Road and the North Half of the Southeast Quarter of the Southeast Quarter lying West of Bly Mountain Cut-Off Road and the Southwest Quarter of the Southeast Quarter, SAVING AND EXCEPTING therefrom the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter all in Section 34, Township 38 South, Range 11 East of the Willamette Meridian.

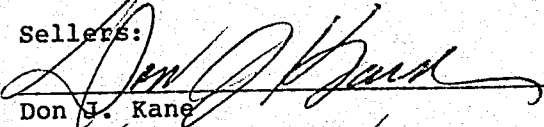
The Southeast Quarter of the Northwest Quarter and the East Half of the Southwest Quarter of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, State of Oregon, and a tract of land situated in the South Half of the South Half of the Southeast Quarter of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, and in Government Lots 1 and 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, all in Klamath County, Oregon, more particularly described as follows: BEGINNING at the quarter corner common to said Section 34 and 3; thence North $89^{\circ} 54' 49''$ East 990.67 feet to the Southwesterly corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North $00^{\circ} 35' 55''$ East 651.90 feet to the Northwesterly corner of the said East Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter; thence along the North line of the South Half of the South Half of the Southeast Quarter of said Section 34, South $89^{\circ} 55' 28''$ East 1152.54 feet to the Westerly right of way line of the Bonanza-Bly Mountain Cut-Off Road; thence following the said right of way line, along the arc of a curve to the right (radius point bears South $54^{\circ} 34' 15''$ West 447.47 feet, central angle = $22^{\circ} 05' 57''$) 172.59 feet, South $13^{\circ} 19' 48''$ East 485.81 feet, and along the arc of a curve to the right (radius point bears South $76^{\circ} 40' 12''$ West 379.26 feet, central angle = $02^{\circ} 59' 24''$) 19.79 feet to a point on the North line of said Section 3; thence along said North line South $89^{\circ} 54' 49''$ West 295.08 feet to a point being South $89^{\circ} 54'$

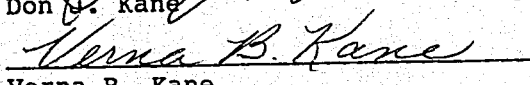
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49" West 600.00 feet from the Northeast corner of said Section 3, said point also being the Northwest corner of that tract of land described in Deed Volume 248, page 464, as recorded in the Klamath County Deed Records; thence South $00^{\circ} 17' 27''$ East along the West line of said tract, 528.79 feet to a point on the Westerly right of way line of said Bonanza-Bly Mountain Cut-Off Road; thence following said right of way line, along the arc of a curve to the left (radius point bears South $51^{\circ} 32' 07''$ East 746.20 feet, central angle = $19^{\circ} 49' 04''$) 258.10 feet, and South $18^{\circ} 38' 49''$ West 324.80 feet to the Northeasterly corner of that tract of land described in Deed Volume M71, page 9999, as recorded in the Klamath County Deed Records; thence North $63^{\circ} 45' 03''$ West, generally along an existing fence line, 549.83 feet to the Northwesterly corner of said tract, said Northwesterly corner being on the West line of said Government Lot 1; thence, along said West line, North $00^{\circ} 16' 14''$ West 409.87 feet; thence North $80^{\circ} 58' 32''$ West 340.07 feet; thence North $00^{\circ} 35' 55''$ East 304.16 feet to a point 50.00 feet Southerly of, measured at right angles to, the North line of said Section 3; thence South $89^{\circ} 54' 49''$ West, parallel to said North line, 989.93 feet to the West line of said Government Lot 2; thence North $00^{\circ} 15' 00''$ West 50.00 feet to the point of beginning, containing 37.50 acres, and the above described property being SUBJECT TO the non-exclusive easements herein reserved described as follows: (1) A 50-foot easement adjacent to and lying Southerly of the section line common to said Sections 34 and 3, beginning at the quarter corner common to said Sections 34 and 3; the North $89^{\circ} 54' 49''$ East 990.67 feet. (2) A 30-foot easement from the West line of Government Lot 1 of said Section 3 to the Westerly right of way line of the said Bonanza-Bly Mountain Cut-Off Road, the Southerly line of which is more particularly described as follows: Beginning at a point on the West line of said Lot 1, from which the Southwest corner of said Lot 1 bears South $00^{\circ} 16' 14''$ East 496.69 feet; thence South $63^{\circ} 45' 03''$ East, along an existing fence line, being the Northerly line of that tract of land as described in said deed volume M71, page 9999, 549.83 feet to the said Westerly right of way line of the Bonanza-Bly Mountain Cut-Off Road.

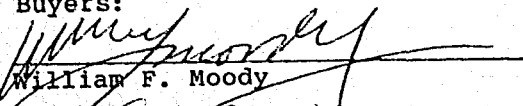
That the Buyers in said contract agreed to pay Sellers the sum of \$285,000.00 for said real property, and said sum is the true and actual consideration for said sale.

Sellers:


Don J. Kane


Verna B. Kane

Buyers:


William F. Moody


N. June Moody

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 20th day of January, 1982, personally appeared the above-named DON J. KANE and VERNA B. KANE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

W. Darlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-85

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 20th day of January, 1982, personally appeared the above-named WILLIAM F. MOODY and N. JUNE MOODY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

W. Darlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-85

After recording, return to:
T/A - So. 6th St.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at xxxxxxxx~~
this 20 day of January A.D. 19 82 at 3:53 o'clock P M
duly recorded in Vol. 182 of Deeds on Page 861.

Fee \$12.00

EVELYN BEHN, County Clerk
By Joyce McQuinn