

1387

RECORD AT REQUEST OF & RETURN TO: TA-38-24784

9436

Mike Ratliff
228 North 7th
Klamath Falls, OR 97601
MAIL FUTURE TAX STATEMENTS TO:
Allen B. Carter & Marguerite J. Carter
P. O. Box 568
Merrill, OR 97633

M8v Page

MEMORANDUM OF CONTRACT

BE IT REMEMBERED, that on the 15th day of July, 1982, HOWARD ALLAN MATTHEWS and MICHAEL RATLIFF, as SELLER, did enter into a Contract with ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife, as BUYER, conveying the following described real property located in Klamath County, Oregon, from HOWARD ALLAN MATTHEWS and MICHAEL RATLIFF, as SELLER, to ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife, as BUYER, more particularly described as follows, to-wit:

PARCEL 1: A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Commencing at a point which lies East along the Section line a distance of 627 feet and South a distance of 40 feet from the monument which marks the section corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and extending thence East and parallel to the North line of said Section 12 and 40 feet Southerly at right angles therefrom, a distance of 157 feet; thence South to the North bank of Lost River; thence Westerly, following the North bank of Lost River, to a point which lies South of the point of beginning; thence North to the point of beginning.

PARCEL 2: A portion of Lot 2, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at a point 784 feet more or less East of the West line of Section 12 aforesaid and on the South line of Front Street also known as the State Highway in the City of Merrill, Oregon; said point of beginning being 3 feet East of the East line of the building now erected West of the tract herein conveyed; thence from said point of beginning East along said line of Highway 25 feet to a point; thence South at right angles to the Highway to Lost River; thence upstream along the line of Lost River to a point due South of the point of beginning; thence North on a line at right angles to said Highway line to the point of beginning, having a frontage of 25 feet on said Highway.

SUBJECT TO: (1) Contract, including the terms and provisions thereof, dated June 18, 1976, recorded June 21, 1976, in Book M-76, Page

9177, wherein Jerry D. Hargrave and Eileen E. Hargrave, husband and wife, are Vendors, and Lost River Investments, Inc., an Oregon Corporation, is Vendee; (2) Contract, including the terms and provisions thereof, dated March 20, 1975, recorded September 28, 1979, in Book M-79, Page 23050, wherein J. A. McDonald is Vendor and Jerry D. Hargrave and Eileen E. Hargrave, husband and wife, are Vendees; and (3) easements, restrictions, reservations and rights of way of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, was \$35,000.00.

SELLER:

Howard Allan Matthews
HOWARD ALLAN MATTHEWS

Michael Ratliff
MICHAEL RATLIFF

BUYER:

Allen B. Carter
ALLEN B. CARTER

Marguerite J. Carter
MARGUERITE J. CARTER

STATE OF OREGON)
) ss.
County of Klamath

Personally appeared before me on this 15th day of July, 1982, the above-named HOWARD ALLAN MATTHEWS, and acknowledged the foregoing instrument to be his voluntary act and deed.

Cynthia M. Owens
NOTARY PUBLIC FOR OREGON
My commission expires: 5/2/84

STATE OF OREGON)
) ss.
County of Klamath

Personally appeared before me on this 15th day of July, 1982, the above-named MICHAEL RATLIFF, and acknowledged the foregoing instrument to be his voluntary act and deed.

Cynthia M. Owens
NOTARY PUBLIC FOR OREGON
My commission expires: 5/2/84

STATE OF OREGON)
) ss.
County of Klamath

Personally appeared before me on this 15th day of July, 1982, the above-named ALLEN B. CARTER and MARGUERITE J. CARTER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Cynthia M. Owens
NOTARY PUBLIC FOR OREGON
My commission expires: 5/2/84

STATE OF OREGON
County of Klamath

Personally appeared before me this 16th day of July, 1982, the above named MARGUERITE J. CARTER.

MEMORANDUM OF CONTRACT -2-
STATE OF OREGON: COUNTY OF KLAMATH ; ss

I hereby certify that the within instrument was received and filed for record on the 23 day of July A.D., 19 82 at 10:26 o'clock A M and duly recorded in Vol M 82, of Deeds on page 9436

FEE \$ 8.00

EVELYN BIEHN COUNTY CLERK
by Joan McArthur Deputy