

16024

Vol. 1082 Page 13137

MEMORANDUM OF CONTRACT

THIS INDENTURE, made and entered into this 16th day of September, 1982, by and between ELBERT G. HENDERSON and ANNETTE HENDERSON, husband and wife, hereinafter referred to as Sellers, and PATRICIA E. HENDERSON, hereinafter referred to as Purchaser,

W I T N E S S E T H:

WHEREAS, the parties have executed a document entitled "Contract of Sale," dated September 16, 1982, wherein Sellers agreed to sell and Purchaser agreed to purchase, all of the following-described real property situated in Klamath County, State of Oregon:

See attached Exhibits "A," "B," and "C" attached hereto and by this reference made a part hereof.

TOGETHER WITH: certain personal property

WHEREAS, said Contract of Sale provides, among other things, that the contractual price for the property is Eight Hundred Thousand and no/100 Dollars (\$800,000.00), which is the true and actual consideration for the transaction.

Until a change is requested, all tax statements shall be sent to the following address: 2041 Van Ness, Klamath Falls, Oregon 97601.

DATED this 16th day of September, 1982.

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24

SELLERS:

13138


ELBERT G. HENDERSON

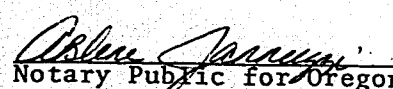

ANNETTE HENDERSON

PURCHASER:


PATRICIA E. HENDERSON

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 16th day of September, 1982, personally appeared the above-named ELBERT G. HENDERSON, and acknowledged the foregoing instrument to be his voluntary act and deed.


Notary Public for Oregon

My Commission Expires: 8-15-86

STATE OF OREGON)
) ss.
County of Klamath)

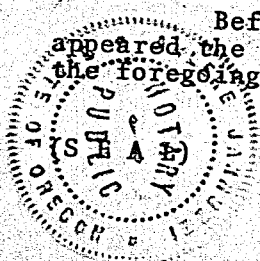
Before me this 16th day of September, 1982, personally appeared the above-named ANNETTE HENDERSON, and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public for Oregon

My Commission Expires: 8-15-86

STATE OF OREGON }
County of Klamath) ss.

13139



Before me this 16th day of September, 1982, personally appeared the above-named PATRICIA E. HENDERSON, and acknowledged the foregoing instrument to be her voluntary act and deed.

Abelene J. [Signature]
Notary Public for Oregon
My Commission Expires: 8-15-86

A portion of Tracts 6, 7, and 8, and the easterly one-half of vacated Avalon Street of the re-subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue and the centerline of vacated Avalon Street; thence N 00°06'00" W along said centerline 535.89 feet to a 5/8-inch iron pin on the southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence along said right of way line S 48°02'10" E 244.63 feet to a 5/8-inch iron pin; thence S 02°00'40" W 303.03 feet to a P-K nail set in concrete; thence S 88°52'44" E 2.60 feet to the easterly edge of a corner post on a chain link fence; thence S 02°00'40" W generally along the easterly side of said fence and its extension 72.80 feet to a 5/8-inch iron pin on the northerly right of way line of said Anderson Avenue; thence along said right of way line N 88°52'40" W 170.42 feet to the point of beginning, containing 1.85 acres, with bearings based on record of survey No. 2031 as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; reservations and restrictions of record; and easements and rights of way of record and those apparent on the land.

FURTHER SUBJECT TO: All encumbrances of record, which assignees assume and agree to pay.

A portion of Tracts 6, 7, and 10 of Tracts 25 and 32, inclusive, of Altamont Ranch Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the northerly right of way line of Anderson Avenue, being S. $88^{\circ}52'40''$ E 170.42 feet from the centerline of vacated Avalon Street; thence N $02^{\circ}00'40''$ E along the easterly side of a chain link fence 72.80 feet to the easterly edge of a corner post; thence N $88^{\circ}52'40''$ W 2.60 feet to a P-K nail set in concrete; thence N $02^{\circ}00'40''$ E 303.03 feet to a 5/8-inch iron pin on the southerly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence S $48^{\circ}02'10''$ E 286.90 feet along said right of way line to a 5/8-inch iron pin on the westerly line of said Tract 10; thence S $00^{\circ}06'00''$ E along the westerly line of said Tract 10 to a 5/8-inch iron pin, said iron pin being on the southwesterly right of way line of the said Railway Company tracks and being 150 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks; thence S $48^{\circ}02'10''$ E along said southwesterly right of way line 236.23 feet to a 5/8-inch iron pin on the northerly right of way line of said Anderson Avenue; thence N $88^{\circ}52'40''$ W 399.70 feet to the point of beginning, containing 1.75 acres, with bearings based on record of survey No. 2031, as recorded in the office of the Klamath County Surveyor. The above-described tract of land subject to all easements of record and apparent.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith, reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

FURTHER SUBJECT TO: All encumbrances of record, which assignees assume and agree to pay.

13142

EXHIBIT "C"

A tract of land situated in Lots 2, 3, 4, and 5 of the Re-Subdivision of blocks 25 to 32 of ALTAMONT RANCH TRACTS,

Beginning at the Southwest corner of Lot 5 of said Re-Subdivision; thence North 135 feet along the West line of Lot 5 to the true point of beginning; thence East 170 feet; thence South 135 feet to the North line of Anderson Avenue; thence East along the North line of Anderson Avenue to the center line of Avalon Avenue; thence North along said center line to the Southerly right-of-way line of the Great Northern Railway as now located; thence Northwesterly along said right-of-way to the West line of Lot 2 of said subdivision; thence South along the West line of Lots 2, 3, and 4 & 5 of said subdivision to the point of beginning, including vacated portion of Avalon Avenue West of the center line and South of Great Northern Railway's right-of-way.

SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed dated February 8, 1961, recorded February 15, 1961, in Volume 327, page 339, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 1 day of Oct A. D. 1962 at 9:44 o'clock A. M. -
duly recorded in Vol. MB2, of Deeds on a c 13137

fee \$24.00

EV. LYN BIEHN, County

By Joyce M. Biehn

*Ret
Blair Anderson
426 Main
K. Del*