

16993

## MEMORANDUM OF LAND-SALE CONTRACT

M82 page 14846

KNOW ALL MEN BY THESE PRESENTS, that on September 8<sup>th</sup>, 1981,  
William E. Guess and Carol J. Guess, as vendor(s) and  
Charles F. Shaw and Wanda L. Shaw, as vendee(s)  
 made and entered into a certain land-sale contract wherein said vendor(s) agreed to sell to said vendee(s) and the  
 latter agreed to purchase from said vendor(s) the fee-simple title in and to the following described real property in  
Klamath County, State of Oregon, to-wit:

Land- Deed No. 91605  
 Volume No. M80 page 20602  
 Lot 2 Block 27  
 Highway 66 Unit Plat 2  
 Klamath Foresty Estates 1.89 acres  
 2.23 acres

Trailer House-  
 License No. X109981  
 Title No. 3031742234  
 1970 Buick  
 ID. No. B3T0051675

The true and actual consideration for the transfer, set forth in said contract, is \$17,000.00, payable \$4,000.00  
 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual  
 installments (indicate which) of not less than \$200.00 each; all deferred payments bear interest at the rate  
 of 10 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum \_\_\_\_\_, 19\_\_\_\_.

William E. Guess  
Carol J. Guess

Charles F. Shaw Wanda L. Shaw

NOTE: The foregoing memorandum "shall be recorded by the conveyor not later  
 than 15 days after the 'land-sale contract' is executed and the parties are  
 bound thereby." ORS 93.635.

STATE OF OREGON,

County of Klamath } ss.  
Sept 18, 1981.  
 Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

NOTARY  
 PUBLIC  
 STATE OF OREGON

Dusan K. Meeker  
 Notary Public for Oregon  
 My commission expires: 3-8-83

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and  
 \_\_\_\_\_ who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 \_\_\_\_\_ president and that the latter is the  
 \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation,  
 and that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half of said corporation by authority of its board of directors; and each of  
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(OFFICIAL  
 SEAL)

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book/reel/volume No. \_\_\_\_\_ on  
 page \_\_\_\_\_ or as document/tee/tile/  
 instrument/microfilm No. \_\_\_\_\_  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

VENDOR'S NAME AND ADDRESS

VENDEE'S NAME AND ADDRESS

After recording return to:

Charles F. Shaw  
Box 39  
Bonanza Or 97623

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

I William E. Guess and Caryl J. Guess  
 hereby upon Sept. 8<sup>th</sup>, 1981, sell to  
 Charles F. Shaw, Jr. and Wanda L. Shaw  
 property and house trailer mentioned in  
 this agreement on land contract for  
 the sum of \$17,000.<sup>00</sup>, with \$4,000.<sup>00</sup>  
 down. The remainder of \$13,000.<sup>00</sup> to  
 be paid off \$200.<sup>00</sup> with 10% interest  
 to be paid on the 1<sup>st</sup> of each month  
 not to be over 90 days behind on  
 payment or owners. William E. Guess and  
 Caryl J. Guess can foreclose. All money  
 over \$200.<sup>00</sup> a month goes on principal with  
 no interest and can be paid off in full at  
 anytime with no interest.  
 Land -

Deed No - 91605  
 Volume No. M80 page 20602  
 Lot 2 Block 27  
 Highway 66 Unit Plat 2  
 Klamath Forestry Estates  
 Description 1.89 acres 2.23 acres

Trailer House - License No. X109981  
 title No. 3031742234  
 1970 Builmore  
 ID No. B3TDO51675

owners { Wm E. Guess Buyer { Wanda L. Shaw  
 { Caryl J. Guess { Charles F. Shaw Jr.  
 Received from Charles F. & Wanda L. Shaw

the sum of 4,050.<sup>00</sup> discounted  
 on Land Contract Paid in Full

plus one bus.

STATE OF OREGON,  
 County of Klamath )  
 Filed for record at 11:53

on this 8 day of Nov A.D. 19 82  
 at 11:53 o'clock A M, and duly  
 recorded in Vol. M82 of Deeds  
 page 14846  
 EVELYN BERN County Clerk  
 By Joya M. [Signature] Deputy  
 Fee 8.00

Caryl J. Guess 11-2-82.  
 William E. Guess  
 11-2-82