

MTC 10814-K

17445

MEMORANDUM OF CONTRACT

Vol. M 82 Page 15555

KNOW ALL MEN BY THESE PRESENTS, that on the 23rd day of June, 19 82, GRACE K. KATT appearing therein as seller, entered into a contract to sell real property with MARGARET JOHNSON, appearing therein as buyer, for the sale of the following described real estate situated in the County of Klamath, State of Oregon:

A portion of the NW 1/4 SE 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is 662.0 feet Northwesterly on the Northerly right of way line of the Dalles-California Highway from the Southeast corner of the SW 1/4 SE 1/4 of said Section 1; thence North 1380.76 feet to the true point of beginning of this description; thence West a distance of 203.4 feet; thence South a distance of 139.3 feet; thence East a distance of 203.4 feet; thence North a distance of 139.3 feet, more or less to the point of beginning.

SUBJECT TO:

- (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- (2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
- (3) Reservations and restrictions as contained in Deed recorded August 22, 1908, in Volume 25, page 45, Deed Records of Klamath County, Oregon, including but not limited to the following:
"Subject, however, to right of way for ditches, canals and reservoir sites for irrigation purposes constructed, or which may be constructed by authority of the United States or otherwise, which right of way is hereby expressly reserved."
(4) Grant a Right of Way, including the terms and provisions thereof, Dated: April 8, 1959
Recorded: April 16, 1959
Volume 311, page 558, Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: pole and wire lines and appurtenances
(5) The effect, if any, of an easement from Allen L. R. Pennington and Catherine C. Pennington, husband and wife, as grantors and Grace K. Katt, as grantee, for non-exclusive road purposes, recorded November 16, 1973, in Volume M73, page 15175, Microfilm Records of Klamath County, Oregon.

(6) The effect, if any, of an easement from Allan L. R. Pennington and Catherine C. Pennington, husband and wife, as grantors to Clem J. Pine and Ann J. Pine, husband and wife, as grantees, for non-exclusive road purposes recorded November 16, 1973 in Volume M73, page 15176, Microfilm Records of Klamath County, Oregon. 15556

That the buyer in said contract agreed to pay seller the sum of \$ 15,000.00 for said real property, and said sum is the true and actual consideration for said sale.

SELLER:

GRACE K. KATT

Grace K. Katt

BUYER:

MARGARET JOHNSON

Margaret Johnson

STATE OF OREGON)

County of Klamath)

ss.

Before me this 11th day of October, 19 82, personally appeared the above-named ~~GRACE K. KATT and MARGARET JOHNSON,~~ and acknowledged the foregoing instrument to be ^{her} ~~their~~ voluntary act and deed.

Delores L. Haguen
Notary Public for Oregon
My Commission Expires: 2-17-84

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

MARGARET JOHNSON

2951 Beverly Street

Klamath Falls, OR 97601
Name, Address, Zip

After recording return to:
Mountain Title Co.

STATE OF OREGON,

County of Curry

ss.

BE IT REMEMBERED, That on this 23rd day of June, 19 82, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Grace K. Katt*****

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Judy Hoober
Notary Public for Oregon
My Commission expires 10-01-84

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

22nd day of November A.D., 19 82 at 2:30 o'clock P M., and duly recorded in

Vol M82, of Deeds on page 15555.

Fec \$ 8.00

EVELYN BIEHN

COUNTY CLERK

By Bernard H. Hetch deputy

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.