

18166  
17523

MTC 11844-L

17414  
15671  
Vol. 82 Page 3

MEMORANDUM OF CONTRACT - REAL ESTATE

A real estate contract dated November 23<sup>rd</sup>, 1982, has been executed wherein EUGENE T. NARRAMORE and MARJORIE B. NARRAMORE, husband and wife, agreed to sell and JERRY V. GREEN and SHERYL A. GREEN, husband and wife, agreed to purchase all of the following described real property situate in Klamath County, Oregon, to-wit:

A parcel of land situated in Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in the West line of Rogers Street (Formerly Paul Street) 360 feet Southerly from the Southeast corner of Lot 4, Block 8, LAKESIDE ADDITION to the City of Klamath Falls, Oregon, and running thence Southerly along the Westerly line of Rogers Street 60 feet; thence Westerly at right angles to first course 100 feet; thence Northerly parallel with first course, 60 feet; thence Easterly 100 feet to the point of beginning, situate in Lot 2, of Section 32, Township 38, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, formerly designated as Lot 11, Block 8, Lakeside Addition to Klamath Falls, Oregon.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$42,000.00.

Being duly sworn said parties depose and say that they have executed the above described contract and that the statements contained in this memorandum are true. If either of the said parties is a corporation, it has caused its corporate name to be signed and its corporated seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

Eugene T. Narramore  
Eugene T. Narramore - Seller

Marjorie B. Narramore  
Marjorie B. Narramore - Seller

Jerry V. Green  
Jerry V. Green - Buyer

Sheryl A. Green  
Sheryl A. Green - Buyer

THIS DOCUMENT IS BEING RE-RECORDED TO COMPLETE LEGAL DESCRIPTION.

12  
31  
31  
DEC 9 1982

17415

15672

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Personally appeared EUGENE T. NARRAMORE and MARJORIE B. NARRAMORE, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Jane Stille*  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 7/13/85

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Personally appeared JERRY V. GREEN and SHERYL A. GREEN, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Jane Stille*  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 7/13/85

Tax statements to: Jerry V. & Sheryl A. Green  
 312 South Rogers  
 Klamath Falls, OR 97601

After recording return to: MOUNTAIN TITLE COMPANY



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

Mountain Title Co.

is 24th day of November A.D. 19 82 at 10:31 o'clock A.M., and  
 duly recorded in Vol. M82, of Deeds on Page 15671.

EVLYN BIEHN, County Clerk

By *Bernard A. Detsch*

Fee \$8.00

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Page 2 - Memorandum of Contract

STATE OF OREGON; COUNTY OF KLAMATH :ss  
 I hereby certify that the within instrument was received and filed for  
 record on the 9 day of Dec. A.D., 19 82 at 9:12 o'clock A.M.,  
 and duly recorded in Vol. M82, of Deeds on page 17414

Fee \$8.00

EVLYN BIEHN COUNTY CLERK

by *Joyce McArthur* Deputy

**KNOW ALL MEN BY THESE PRESENTS, That**  
Matthews Family Limited Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Melvin B. Miller and Jacqueline F. Miller, Husband and Wife, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**RE-RECORDED TO CORRECT LEGAL DESCRIPTION.**

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except  
as set forth on the reverse of this deed, or those apparent upon the land, if any,  
as of the date of this deed.

and that  
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of December, 1982,  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

Matthews Family Limited Partnership

BY: D. T. Matthews  
Elsie Matthews

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
December 2, 1982

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 \_\_\_\_\_

Personally appeared the above named  
D. T. Matthews and Elsie Matthews

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

Before me:  
(OFFICIAL SEAL) *[Signature]*

Notary Public for Oregon  
My commission expires: 7/13/85

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Matthews Family Limited Partnership

GRANTOR'S NAME AND ADDRESS  
Melvin B. Miller and Jacqueline F. Miller  
Route 5 Box 1302 A  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/roll number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
By \_\_\_\_\_ Deputy



## Description

A tract of land situated in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3/8 inch iron rod in a mound of stone and on the section line between Sections 12 and 13, from which the stone marking the  $\frac{1}{4}$  corner common to Sections 12 and 13 bears North 88° 58' 56" West along said Section line, 671.61 feet; thence Easterly along said Section line, South 88° 43' 15" East 69.63 feet to a point on the centerline of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence Southerly along said centerline the following courses and distances: (1) South 13° 04' 50" East, 65.99 feet; (2) South 40° 32' 19" East, 214.21 feet; (3) South 64° 15' 00" East 201.43 feet; (4) South 32° 45' 00" East, 158.47 feet; (5) South 18° 40' 48" East 514.71 feet; (6) South 62° 58' 12" East, 21.33 feet to a point on the 1/16 line being the East boundary of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 13; thence leaving said centerline and continuing along said 1/16 line, South 0° 03' 45" West 400.89 feet to a 3/4" pipe marking the NE 1/16 corner of Section 13; thence North 26° 35' 02" West 1506.90 feet to the point of beginning.

## SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Conditions and restrictions as contained in Deed from State of Oregon to Peter A. Oscar recorded in Volume 25, page 164, Deed Records of Klamath County, Oregon, to wit:

"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. Subject to the terms and provisions of an Agreement for maintaining the water level of Upper Klamath Lake, in favor of the California Oregon Power Company, recorded in Volume 105, page 297, Deed Records of Klamath County, Oregon.

5. Subject to the rights of California Oregon Power Company to maintain water level of Upper Klamath Lake between 4137 and 4143.3 feet, and release of damages to said company, as disclosed by Deed recorded in Volume 226, page 51, Deed Records of Klamath County, Oregon.

6. Grant of Right of Way, including the terms and provisions thereof,

Dated: December 15, 1960

Recorded: January 5, 1962

Volume: 334, page 574, Deed Records of Klamath County, Oregon

In favor of: California Oregon Power Company

For: transmission and distribution of electricity

7. Subject to a 40 foot easement for construction, use and maintenance of an access road and utility lines as set forth in documents recorded June 13, 1977 in Volume M77, page 10279, and recorded March 28, 1980 in Volume M80, page 5331, Microfilm Records of Klamath County, Oregon.

8. A roadway easement for ingress and egress, over and across the Westerly 20 feet as disclosed by survey.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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

2 day of Dec. A.D., 1982 at 3:48 o'clock P M., and duly recorded in

Vol M82, of Deeds on page 16867.

Fec \$ 8.00

EVELYN DEHN

COUNTY CLERK

By *Joyce M. Shaw* deputy

INDEXED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. - - - - -

9:12

this 9 day of Dec. A. D. 19 82 at 9:12 o'clock AM., and

duly recorded in Vol. M82, of Deeds on Page 17416

Fee \$12.00

EVELYN BIEKO, County Clerk

By Joyce McShane