

21712

MEMORANDUM OF LAND-SALE CONTRACT

Vol. M83 Page 4435

KNOW ALL MEN BY THESE PRESENTS, that on March 23, 1983, E.H. MILLER, Trustee, MORTGAGE BANCORPORATION REVISED PENSION PLAN as vendor(s) and C.W. ABBOTT and NELLIE ABBOTT, husband and wife 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:

SEE EXHIBIT "A" ATTACHED HERETO

The true and actual consideration for the transfer, set forth in said contract, is \$25,000.00, payable \$7,500.00 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual installments (indicate which) of not less than \$300.00 each; all deferred payments bear interest at the rate of 11.00% per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum March 23, 1983.

E.H. MILLER, TRUSTEE of
MORTGAGE BANCORPORATION REVISED PENSION PLAN

NOTE: The foregoing memorandum shall be recorded by the conveyer 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 MARION) ss.
March 23, 1983

Personally appeared the above named
E.H. MILLER, TRUSTEE

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Marion) ss.
3/22 1983
Personally appeared E.H. MILLER

who, being duly sworn, ~~doth for himself and not one for the other, did say that the former is the TRUSTEE~~ and that the latter is the ~~secretary of Mortgage Bancorporation Rev. Pension Plan~~ 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 the hall of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be his voluntary act and deed.

Notary Public for Oregon
My commission expires:

STATE OF OREGON

County of

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

Recording Officer

By

Deputy.

VENDOR'S NAME AND ADDRESS

VENDEE'S NAME AND ADDRESS

After recording return to:

C.W. and Nellie Abbott
P.O. Box 610
Elkton, OR 97436

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

DESCRIPTION

A tract of land situated in SW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 1:

Beginning at the corner common to Sections 19, 20, 29 and 30, Township 24 South, Range 9, E.W.M., and running South 87° 41' 12" West 1722.76 feet, more or less, to a point on the Westerly right of way line of the Dalles-California Highway; thence South 15° 34' West 450 feet along said Westerly right of way line; thence North 74° 26' West 80 feet; thence South 15° 34' West 1121.26 feet to the true point of beginning; thence South 74° 26' East 80 feet; thence North 15° 34' East 100 feet; thence North 74° 26' West 80 feet; thence South 15° 34' West 100 feet, to the point of beginning.

PARCEL 2:

Beginning on the South line of the foregoing described property at a point which is opposite and 50 feet Westerly from Engineer's Station 1593+32.8 on the center line of the Dalles-California Highway; thence parallel to said highway center line, on a spiral curve left (the long chord of which bears North 15° 45' 30" East) a distance of 151.34 feet and North 15° 34' East a distance of 48.66 feet to the North line of said property; thence North 74° 26' West a distance of 80 feet to the Northwest corner; thence South 15° 34' West, 200 feet to the Southwest corner; thence South 74° 26' East 79.5 feet, to the point of beginning; being that tract of land which was conveyed by that certain deed to Byron G. Steevens, recorded in Book 219, page 289 of Klamath County Record of Deeds, and conveyed by Byron G. Steevens to R. A. Walker, Gilchrist, Oregon, by that certain deed recorded in Volume 299 at page 492, Klamath County Record of Deeds.

PARCEL 3:

Beginning at a point which is opposite and 129.5 feet Westerly from Engineer's Station 1591 + 32.8 of the Dalles-California Highway; thence North 15° 34' East 200 feet; thence Southwesterly along the Easterly lines of Outlots 10 and 11 to a point North 74° 26' West 20.5 feet from the point of beginning; thence South 74° 26' East 20.5 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 24th day of March A.D. 1983 at 2:00 P.M.

duly recorded in Vol. M83, of Deeds on p. 4435

EVELYN B. BERN, County Clerk

By [Signature]

Exhibit "A"

\$8.00