

CNFC 12803-K

29908

MEMORANDUM OF CONTRACT

Vol. M83 Page 18436

THIS INDENTURE, made and entered into this 14th day of September, 1983, by and between CHARLES R. HABER and BETH MARIE HABER, (hereinafter called SELLER), and GREGG E. WILSON and SUSAN K. WILSON, (hereinafter called BUYER);

WITNESSETH

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated Sept. 14, 1983, wherein SELLER has agreed to sell and BUYERS have agreed to buy, all of the following described real property situated in Klamath County, State of Oregon:

A parcel of land situated in the SE 1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin at the intersection of the North line of said SE 1/4 of the Williamson Road, a county road, from which the Northeast corner of said SE 1/4 bears South 89 degrees 59' 46" East, 818.00 feet; thence North 89 degrees 59' 46" West along said North line of the SE 1/4, 1661.43 feet to a 5/8 inch iron pin; thence South 52 degrees 41' 41" East, 1236.14 feet to a 5/8 inch iron pin on said Northerly right-of-way line; thence North 37 degrees 18' 19" East along said right-of-way line, 306.15 feet to a 5/8 inch iron pin marking the beginning of a curve to the right; thence along the arc of a 2914.79 foot radius curve to the right (delta=13 degrees 54' 34"); long chord=North 53 degrees 28' 04" East, 705.87 feet) 707.61 feet to the point of beginning.

Subject to the following:

1. The rights of the public in and to any portion of the herein described property lying within the limits of existing roads.
2. Consent to the granting of a 100 foot road through the SE 1/4 of Section 10, as set forth in instrument recorded July 16, 1957 in Volume 12, page 412, Deed Records of Klamath County, Oregon.
3. Real Estate Contract, including the terms and provisions thereof, dated April 1, 1977, recorded April 11, 1977 in Volume M77, page 6032, Microfilm Records of Klamath County, Oregon, between George A. Pondella, Jr., Vendor, and Donald E. Bailey, Vendee.
4. Real Estate Contract, including the terms and provisions thereof, dated June 3, 1977, recorded August 8, 1977 in Volume M77, page 14196, Microfilm Records of Klamath County, Oregon, between Donald E. Bailey, Vendor and Charles R. Haber and Beth Marie Haber, husband and wife, Vendee.

WHEREAS, said contract has provided for the sale of certain real property therein described; and,
WHEREAS, said contract provides, among other things, that upon payment of the sum of SEVENTEEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS allocated to the real property, SELLER will convey to BUYERS the above described real property by Warranty Deed;
NOW, THEREFORE, the parties agree that the within

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"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

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Memorandum is executed for the purpose of memorializing of record the execution of the contract aforesaid.
 IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

X Charles R. Haber
 CHARLES R. HABER

X Beth Marie Haber
 BETH MARIE HABER

STATE OF OREGON)
) ss.
 County of Klamath)

On this 20 day of Sept., 1983, personally appeared the above named Charles R. Haber and Beth Marie Haber and acknowledged the foregoing instrument to be their voluntary act and deed.

Philip R. Steinfeld
 NOTARY PUBLIC for Oregon
 My Commission expires: 4/10/86

Susan K. Wilson
 SUSAN K. WILSON

Gregg E. Wilson
 GREGG E. WILSON
 STATE OF OREGON)
) ss.
 County of MULTNOMAH)
Klamath)

On this 23 day of OCTOBER, 1983, personally appeared the above named Gregg E. Wilson and Susan K. Wilson and acknowledged the foregoing instrument to be their voluntary act and deed.

Sue Mainini
 NOTARY PUBLIC for Oregon
 My Commission expires: 3/17/86

SELLER's name and address:

Charles R. Haber
 Beth Marie Haber
P.O. Box 39387
Ninilchik, Alaska 99639

BUYER's name and address:

Gregg E. Wilson
 Susan K. Wilson
6333 SE 39th Avenue
Portland, OR 97202

After recording return to:

Mountain Title Company

407 Main Street
 Klamath Falls, OR 97601

Mail tax statements to:

Gregg E. Wilson
 Susan K. Wilson
Same as Buyer

STATE OF OREGON)
) ss.
 County of Klamath)

for
 recorder's
 use

I certify that the within instrument was received for record on the 26th day of October, 1983, at 1:45 o'clock P.M., and recorded in book/reel/volume No. M83 on page 18496 or as document/fee/file/ instrument/microfilm No. 20908 Record of Deeds of said county.

Evelyn Biehn County Clerk
 Name Title

By P. Smith

Fee: \$3.00