

K-36627

29965

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MEMORANDUM OF SALE

Under the terms of a certain written Contract of Sale of even date, Bruce A. Standley sold to Charles C. Kitchel that certain real property in Douglas County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof as if completely set out herein.

The true and actual consideration for this transfer is \$7,000.00.

DATED October 26, 1983

Charles C. Kitchel

Bruce A. Standley by Betty Ann Standley attorney in fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Douglas } ss.

On this the 26th

Betty Ann Standley

day of October

, 19 83

personally appeared

Standley, who, being duly sworn (or affirmed), did say that she is the attorney in fact for Bruce A. and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

STATE OF OREGON)

County of Douglas) ss.

Before me:

Janice E. Walker

3-2-86

(Signature)

The foregoing instrument was acknowledged before me this 26th day of October, 1983, by Charles C. Kitchel.

Janice E. Walker
Notary Public for Oregon

My Commission Expires: 3-2-86

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

Charles C. Kitchel
1670 East 27th
Eugene, OR 97403

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EXHIBIT "A"

All that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 30 South, Range 8 E.W.M., which lies Westerly of the right of way of the S.P. Railroad.

SUBJECT TO:

1. Roads and highways and the rights of the public therein.
2. Reservations and restrictions contained in Land Status Report recorded December 22, 1958, Vol. 308, Page 79, Deed Records of Klamath County, Oregon, as follows:
"The following reservations are made: a. Right of way to Southern Pacific Railway Company approved by the First Assistant Secretary of the Interior on February 4, 1914, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. 990), as amended by the Act of June 21, 1906 (34 Stat. 325-330), and Section 16 of the Act of June 25, 1910 (36 Stat. L., 855-859). b. The above-described property is subject to any other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone line, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."
3. Agreement for Sale of Real Estate between Edward Peterson, Seller, and Bruce Standley, Purchaser, dated August 1, 1983, recorded October 7, 1983, Vol. M83, page 17224, Deed Records of Klamath County, Oregon. Affects S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$.
4. Telephone Line Right of Way Easement, including the terms and provisions thereof, given by Oliver P. Standley and Betty Ann Standley to Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, dated July 15, 1983, recorded September 13, 1983, Vol. M83, page 15634, Deed Records of Klamath County, Oregon.

ALSO, SUBJECT TO AND TOGETHER WITH:

1. Easements and rights-of-way of record, including that certain Easement for a roadway and utilities, dated the 26 day of October, 1983, and recorded the 27 day of October, 1983, Volume M83, at Page 18559, Recorder's No. 29961, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.
I hereby certify that the within instrument was received and filed for record on the 27th day of October A.D., 1983 at 11:16 o'clock A.M., and duly recorded in Vol. M83, of Deeds on page 18573.

EVELYN BIEHN, COUNTY CLERK

by Pam Smith deputy

Fee \$ 8.00

Ref. K.C.T.C.