

"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."

MEMORANDUM OF CONTRACT

BE IT REMEMBERED That on the 4th day of November, 1983, LEONA A. BAKER, as SELLER, did enter into a Contract with 1ST AMERICAN MANAGEMENT COMPANY, an Oregon Corporation, as BUYER, conveying the real property described on Exhibit "A" attached hereto and incorporated herein by reference from LEONA A. BAKER, as SELLER, to 1ST AMERICAN MANAGEMENT COMPANY, an Oregon Corporation, as BUYER.

The true and actual consideration paid for this transfer stated in terms of dollars, was 289,096.40.

DATED this 3 day of November, 1983.

SELLER:

Leona A. Baker
LEONA A. BAKER

BUYER: 1ST AMERICAN MANAGEMENT COMPANY, an Oregon Corporation

By B. L. Carpenter
B. L. CARPENTER, PRESIDENT

By CAROLYN CARPENTER, SECRETARY

STATE OF OREGON)
) ss.
County of Klamath)

On this 3 day of November, 1983, personally appeared the above-named LEONA A. BAKER, and acknowledged the foregoing instrument to be her voluntary act and deed.

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires: 8-5-87

STATE OF OREGON)
) ss.
County of Klamath)

On this 14 day of November, 1983, personally appeared B. L. CARPENTER who, being duly sworn, each for himself and not one for the other, did say that the former is the President of 1st American Management Company, an Oregon Corporation, 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 behalf of said corporation by authority of its Board of Directors; and each of them acknowledged said instrument to be its voluntary act and deed.

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires: 8-27-87

PARCEL 1:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 542.3 feet and North 89° 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89° 09' East a distance of 257.2 feet to an iron pin; thence North 20° 18' West a distance of 164.5 feet to an iron pin; thence North 45° 09' East a distance of 221.6 feet to an iron pin which lies on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, 40 feet at right angles from its center; thence in a Northwesterly direction following the arc of a 3° 11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 432.3 feet to an iron axle (the long chord of this curve bears North 57° 58 $\frac{1}{2}$ ' West a distance of 421.07') thence South 0° 51' East along the Easterly right of way line of Patterson Street a distance of 544.2 feet, more or less, to the point of beginning.

LESS a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street; said point begin North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street; a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion deeded to the State of Oregon by Deeds recorded July 24, 1964 in Volume 354, Page 605, and recorded September 10, 1971, in Volume M-71, Page 9658, Deed Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning.

ALL SUBJECT TO: (1) Reservations and restrictions contained in Deed from State of Oregon to John A. Short recorded 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."; (2) Grant of Right of Way Deed, including the terms and provisions thereof, in favor of The California Oregon Power Co. recorded in Volume 69, Page 577, Deed Records of Klamath County, Oregon, for electric transmission and distribution lines and appurtenances; (3) An easement for ditches and/or pipe lines to convey water for the benefit of adjoining property owners, as contained in Deeds recorded March 7, 1958, in Volume 298, Page 43 and 45, Deed Records of Klamath County, Oregon; (4) Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded July 24, 1964, in Volume 354, Page 605, Deed Records of Klamath County, Oregon; (5) An easement created by instrument, including the terms and provisions thereof dated July 15, 1964, recorded July 24, 1964, in Volume 354, Page 605, Deed Records of Klamath County, for relocation of irrigation facilities and construction of highway slopes in favor of The State of Oregon, by and through its State Highway Commission; (6) Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded September 10, 1971, in Volume M-71, Page 9658, Microfilm Records of Klamath County, Oregon; (7) Right of way Easement, including the terms and provisions thereof, dated August 25, 1971, recorded September 10, 1971, in Volume M-71, Page 9658 AAA, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company for electric transmission and distribution lines and appurtenances; (8) An Easement created by instrument, including the terms and provisions thereof, dated October 13, 1973, recorded October 19, 1973, in Volume M-73, Page 14101, Microfilm Records of Klamath County, Oregon, in favor of Oregon Water Corporation for pipelines; (9) An Easement created by instrument, including the terms and provisions thereof, dated November 7, 1973, recorded November 20, 1973, in Volume M-73, Page 15246, Microfilm Records of Klamath County, Oregon, in favor of Ted W. Dress and Darlene L. Dress for sewer and storm drain; and (10) other easements, restrictions and rights-of-way of record and those apparent on the land.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 4th day of Nov. A.D. 19 83
at 2:38 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 19059

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 12.00

Return
Klamath County Title Co.