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TIA # M-38-26763-0  
AGREEMENT MODIFYING CONTRACT OF SALE

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Whereas under date of March 15, 1977, Medicine Mountain Ranch (M. M. R.), a limited partnership, as Seller entered into a contract for the sale of certain real property therein described in Klamath County, Oregon, to Jon F. Royle and Carol E. Royle, as purchaser, herein "the Contract" and

Whereas Ferris M. Stotler (F. M. S.) and Edward D. Landels (E. D. L.) intend to acquire the interest of the purchaser under said contract;

Now, therefore, Medicine Mountain Ranch, Seller under the Contract and Ferris M. Stotler and Edward D. Landels, as assignees of the purchaser under said contract agree as follows:

- 1) Medicine Mountain Ranch agrees to the assignment of the Contract to Ferris M. Stotler and Edward D. Landels.
- 2) Ferris M. Stotler and Edward D. Landels assume and agree to pay the balance remaining payable under the Contract as follows:  
At close of escrow the amount by which the balance payable exceeds \$150,000.00; and the sum of \$150,000.00 on or before May 15, 1987, with accrued interest.
- 3) Medicine Mountain Ranch agrees that interest only on the unpaid balance at the rate of  $8\frac{1}{2}\%$  per annum shall be payable on March 15, 1984, and each year thereafter which Ferris M. Stotler and Edward D. Landels assume and agree to pay.
- 4) The parties agree that the property being purchased is as described in the Contract with the exception of Lots 27 and 30 in Sec. 13 T. 36 S. R. 12 E. of Willamette Meridian.
- 5) Medicine Mountain Ranch agrees that paragraph numbered 21 on page four of the Contract relating to the reservation of geothermal rights is eliminated from the Contract.

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6) Medicine Mountain Ranch agrees forthwith to deposit with Mountain Title Co. <sup>2</sup>  
407 Main Street, Klamath Falls, Oregon, a deed conveying the property to  
Ferris M. Stotler and Edward D. Landels in form and executed in the manner  
satisfactory to Transamerica Title Insurance Company with instructions for delivery  
upon payment of balance due on the Contract with interest. Medicine Mountain  
Ranch agrees that all payments shall be made to Mountain Title Co. <sup>(FUR)</sup> <sub>Western Bank for its account.</sub> <sup>Ed</sup>

Ferris M. Stotler <sup>Ed</sup>  
Ferris M. Stotler

Edward D. Landels <sup>Ed</sup>  
Edward D. Landels

Medicine Mountain Ranch, a limited  
partnership by

Fred W. Koehler, Jr.  
Haril W. Newton  
Fred W. Koehler, Jr. <sup>attorney-in-fact</sup>  
who has executed this agreement on behalf

Fred W. Koehler, Jr. & Haril W.  
Newton  
of Medicine Mountain Ranch as general partner warrants that he has authority to do so  
on behalf of the partnership

Fred W. Koehler, Jr.  
Haril W. Newton  
Fred W. Koehler, Jr. <sup>attorney-in-fact</sup>



STATE OF OREGON,

County of Klamath

ss.

On this the 12th day of December, 1983 personally appeared  
Edward D. Landels

who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
Ferris M. Stotler  
and  
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

Before me:

*Parlene I. Addington*  
Notary Public for Oregon.  
My Commission expires 3-22-85

ATTORNEY IN FACT ACKNOWLEDGMENT  
Form No. 0-13  
(Previous Form No. Form 159)

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 12th day of December, 1983,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Edward D. Landels

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

*Parlene I. Addington*  
Notary Public for Oregon.  
My Commission expires 3-22-85

GENERAL ACKNOWLEDGMENT

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 9th day of December, 1983,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Fred W. Koehler, Jr., general partner

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

*Parlene I. Addington*  
Notary Public for Oregon.  
My Commission expires 3-22-85

GENERAL ACKNOWLEDGMENT

STATE OF OREGON,

County of Klamath

ss.

On this the 9th day of December, 1983 personally appeared  
Fred W. Koehler, Jr.

who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
Haril W. Newton, general partner  
and  
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

Before me:

*Parlene I. Addington*  
Notary Public for Oregon.  
My Commission expires 3-22-85

ATTORNEY IN FACT ACKNOWLEDGMENT  
Form No. 0-13  
(Previous Form No. Form 159)

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

on this 12th day of Dec. A.D. 19 83  
at 11:09 o'clock A M, and duly  
recorded in Vol. M83 of Deeds  
Page 21152

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 16.00