

## NOTICE OF CONTRACT

K-36924

KNOW ALL MEN BY THESE PRESENTS, that on the 25 day of April, 1984, DARRELL ALAN MICKA\* and PHYLLIS MICKA, husband and wife, as Sellers, and CARL J. EPPING and FAYE A. EPPING, husband and wife, as Purchasers, did enter into a Contract of Sale and Purchase of:

\*aka Darrell A. Micka

That real property in Klamath County, Oregon, described in Exhibit "A" attached hereto,

for the terms as follows:

Paid upon date hereof . . . . . \$71,000.00

Paid whichever is later:

90 days after closing or upon  
Sellers moving out of the residence  
as herein provided . . . . .

71,000.00

Total: \$142,000.00

Dated this 25 day of April, 1984.

STATE OF OREGON )  
                              : ss.  
County of Klamath )

On this the 25 day of April, 1984, personally appeared before me this above-named DARRELL ALAN MICKA and PHYLLIS MICKA, husband and wife, and CARL J. EPPING and FAYE A. EPPING, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Return to:  
R. Faircl  
280 Main St.  
K.F.O.

Mail tax statements to:

Buyers C HC 62 Bx 167A  
Malin, Or 97632

*Darrell A. Micka*  
*Phyllis Micka*  
*Carl J. Epping*  
*Faye A. Epping*  
*[Signature]*  
Notary Public for Oregon  
My Commission expires: 8.5.87

PROPERTY DESCRIPTION

Being a parcel of land situated in Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, further bounded and described as follows:

Beginning at the Quarter ( $\frac{1}{4}$ ) Corner common to Sections 13 and 14 of said Township 41 South, Range 11 East of the Willamette Meridian; thence South  $0^{\circ}01'13''$  East along the section line common to said Sections 13 and 14, said section line also being the centerline of Gaines Road, a distance of 1651.66 feet to the point of intersection with the centerline of State Line Road, said centerline of State Line Road being the common boundary between the States of Oregon and California; thence North  $89^{\circ}07'24''$  West along said centerline of State Line Road and the common boundary between the States of Oregon and California, a distance of 235.28 feet to a point and true place of beginning; thence, continuing North  $89^{\circ}07'24''$  West along said centerline a distance of 812.57 feet to a point; thence, North  $0^{\circ}39'30''$  East and passing through an iron pin 30.00 feet therefrom, a distance of 298.04 feet to an iron pin; thence South  $89^{\circ}07'24''$  East and parallel to said centerline of State Line Road a distance of 812.57 feet to an iron pin; thence South  $0^{\circ}39'30''$  West and passing through an iron pin 268.04 feet therefrom, a distance of 298.04 feet to the point of intersection with the said centerline of State Line Road and True Point of Beginning,

Excepting therefrom the southerly 30.00 feet for public right-of-way purposes.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1983/84 and possibly prior years have been deferred pursuant to O.R.S. 308.370 to 308.403. It is understood that any additional taxes and interest which may be levied by reason of the land being disqualified for any reason whatsoever, shall be the obligation of the Purchasers;
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
3. Any unpaid charges or assessments of Klamath Irrigation Project;
4. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
5. Reservations and restrictions in United States Patents.

Exhibit "A"

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 26th day of April A.D., 19 84 at 9:00 o'clock A M, and duly recorded in Vol M84, of Deeds on page 6866.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy