

MEMORANDUM OF LAND SALE CONTRACT

IT IS HEREBY UNDERSTOOD AND AGREED by and between CARL DOAN and CLARA DOAN, husband and wife, Sellers, and KEN CURBOW and MARIE CURBOW, husband and wife, Buyers, that on April 30, 1984, the parties entered into a Land Sale Contract signed on April 30, 1984, wherein the Sellers agreed to sell and the Buyer agreed to purchase the following described real property:

A parcel of land containing 1.06 acres, shown as parcel "C" on Record Survey No. 2570 platted by Raymond E. Oman on 14 November 1977 on record with Klamath County Surveyor, and shown on County Tax Maps circa 1977 as Tax Lots 2409-3031-1200-1300, and -1400, and being a part of the OTLRR Depot Grounds, a part of the OTLRR Tracks and a part of Riverview Street vacated 8 May 1935 as shown on the original Plat of Crescent dated 1910, and lying Northwest of the present right of way line of U. S. Highway 97 which has absorbed Railroad Avenue, all situated in the NE 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the Northwest right of way line of U. S. Highway 97, 50 feet from the centerline thereof and at the projected centerline of Jones Street; THENCE along said right of way line, S 38° 58' 09" West 10.00 feet to a point, a railroad spike in the pavement; THENCE along a line at a right angle to said highway, N 51° 01' 51" W 261.66 feet to a point along the Southeast right of way line of the Klamath Northern Railroad and 50 feet from the centerline thereof, a #5x30" steel rod; THENCE along part of a 1932.29 foot radius curve left, the chord of which bears N 17° 44' 39" E 36.85 feet to a point, a #5x30" steel rod at the intersection of said railroad right of way and the centerline of Riverview Street vacated; THENCE along said vacated centerline N 38° 58' 09" E 130.65 feet to a point, a #5x30" steel rod being the northwest corner of the Woodsman Motel Parcel; THENCE along said Motel Parcel, S 51° 01' 51" E 275.00 feet to a point along the Northwest right of way line of U. S. Highway 97 and 50 feet from the centerline thereof, a #5x48" steel rod; THENCE along said highway right of way, S 38° 58' 09" W 155.00 feet to the point of beginning.

The terms and conditions of this sale are fully set forth in the contract, and reference thereto is hereby made.

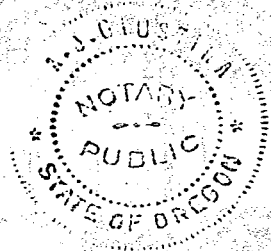
The true and actual consideration for this sale is \$250,000.

Until a change is requested, send tax statements to:

Ken and Marie Curbow
P. O. Box 190
Crescent, Oregon 97733

7307

DATED: April 30, 1984.



Carl E. Doan
Carl Doan

Clara Doan
Clara Doan, Sellers

Ken Curbow
Ken Curbow

Marie Curbow
Marie Curbow, Buyers

STATE OF OREGON

) ss.

County of Lane

The foregoing instrument was acknowledged before me this 30th day of April, 1984, by CARL DOAN and CLARA DOAN.

[Signature]
Notary Public for Oregon.
My Commission Expires: 8/27/85

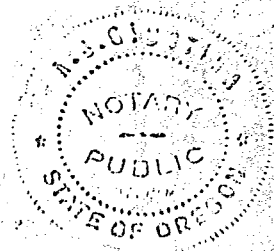
STATE OF OREGON)

) ss.

County of Lane)

The foregoing instrument was acknowledged before me this 30th day of April, 1984, by KEN CURBOW and MARIE CURBOW.

[Signature]
Notary Public for Oregon.
My Commission Expires: 8/27/85



STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 2nd day of May A.D. 19 84
at 1:16 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 7306

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00

Return to:
Hoffman, Morris, Giustina & Fox
888 West Park
Eugene, Oregon 97401

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