

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that the ESTATE OF RAYMOND MARTIN ROBERTSON, as Vendor, Seller and Secured Party, and MICHAEL B. JAGER and MARGARET H. JAGER, husband and wife, as Purchasers, Buyers and Debtors, have entered into a written Land Sale Contract and Conditional Sales Security Agreement dated May 4, 1984, wherein said parties have respectively agreed to sell and purchase the property in Klamath County, Oregon, more particularly described as follows:

The $S\frac{1}{2}$ of the $NE\frac{1}{4}$ and the $N\frac{1}{2}$ of the $SE\frac{1}{4}$ of Section 13, Township 38 South, Range $11\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described property:

A parcel of land situate in the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ and the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 13, Township 38 South, Range $11\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SW corner of the said $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of the said Section 13, and running Northerly along the Westerly side of the said $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ and the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of the said Section 13, 1542.5 feet; thence Southeasterly to a point in the Southerly boundary of the said $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of the said Section 13, 499.2 feet Easterly from the said point of beginning; thence Westerly along the said Southerly boundary of the said $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of the said Section 13, 499.2 feet to the said point of beginning.

ALSO EXCEPTING THEREFROM that portion sold to Klamath County for road purposes recorded in Volume 82, page 582, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion sold to the State of Oregon, by and through its Department of Transportation, Highway Division;

SUBJECT TO the following statement required by law:
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.

ALSO SUBJECT TO: Zoning ordinances, building and use restrictions, reservations in Federal Patents, beneficial utility easements of Record and those apparent upon the land and common to real estate in the area;

TOGETHER with the buildings, house, barns, shed and other fixtures located thereon, and, also, together with the personal property described on Exhibit "A", attached hereto and incorporated herein by this reference; and

SUBJECT TO THE "AS IS" condition of all of the above described property which the Purchasers acknowledge that they have inspected and accept in its current condition.

MEMORANDUM OF LAND SALE CONTRACT - Page 1

1 for the price and on the terms and conditions set forth in said Land Sale
 2 Contract to which reference is hereby made for details.

3 The true and actual consideration to be paid for such transfer, which
 4 includes personal property, is \$210,000.00.

5 WITNESS the hands of the parties:

6 FIRST INTERSTATE BANK OF OREGON, N.A.

7 Executor of the Estate of Raymond Martin Robertson, deceased,
 8 By: D.W. Michael, Assistant Vice President

9 D.W. Michael
 its Assistant Vice President and

10 By: Michael S. Macnab,
 11 Michael S. Macnab

12 its Investment Officer
 13 VENDOR

14 Michael B. Jager
 15 Michael B. Jager

16 Margaret H. Jager
 17 Margaret H. Jager
 VENDEES

18 STATE OF OREGON)
 19 Multnomah) SS.
 County of ~~Klamath~~)

20 On this 3rd day of May, 1984, before me, a Notary Public in and for
 21 said County and State, personally appeared D.W. Michael
 22 and Michael S. Macnab, the Assistant Vice President and
 23 of the Estate of Raymond Martin Robertson, deceased, known to me to be the
 24 persons and organization described in the foregoing instrument, and acknowledged
 25 that they executed the same in the capacity therein stated and for the purposes
 26 therein contained.

27 IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

28 (SEAL)

29 STATE OF OREGON)
 30) SS.
 31 County of Klamath)

32 On this 11 day of May, 1984, before me, a Notary Public in and for
 said County and State, personally appeared the above-named Michael B. Jager and
 Margaret H. Jager, husband and wife, and acknowledged the foregoing instrument
 to be their voluntary act and deed.

(SEAL)

MEMORANDUM OF LAND SALE CONTRACT - Page 2

Cynthia L. Hellbusch
 CYNTHIA L. HELLBUSCH Notary Public for Oregon
 My Commission Expires 7-24-85

Jerome F. Hammond
 Jerome F. Hammond
 NOTARY PUBLIC - OREGON
 My Commission Expires 6-22-84

EXHIBIT "A"

7865

Inventory List of Irrigation Equipment
Robertson to Jäger

1. 1-U.S. Motor 30HP Turbine and electric panel; Serial # 675055.
2. 1-Marathon Electric 30HP pump & motor and electric panel; Serial # 1003074.
3. 1-Century Electric 25HP pump & motor and electric panel; Serial # 3E-GC
4. 1-32 joint 40' wheeline with Briggs-Stratten gas mover; Serial # C-637817.
5. 1-27 joint 40' wheeline with gas mover; Serial # C-637809.
6. 64 joints of 8" 30' mainline.
7. 32 joints of 6" 30' mainline.
8. 34 joints of 3" 40' handpack line.
9. 2-8" to 6" reducers.
10. 4-8" Elbows.
11. 3-8" T-values.
12. 2-4" values.
13. 2-4" 15ft hoses.
14. 1-8" end plug.
15. 1-6" end plug.

Returns: MTC

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

on this 11th day of May A.D. 19 84
at 1:34 o'clock P. M. and duly
recorded in Vol. M84 of Deeds
Page 7863

EVELYN BIEHN, County Clerk

By [Signature] Deputy
Fee 12.00

RWHL
[Signature]