

MEMORANDUM OF CONTRACT  
~~MTG-13596K~~

THIS INDENTURE, made and entered into this 25<sup>th</sup> day of June, 1984, by and between JAMES D. CHARLES, (hereinafter called SELLER), and PERRY L. WELKER and PAULETTA Z. WELKER, (hereinafter called BUYER); husband and wife

## WITNESSETH

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated June 25, 1984, wherein SELLER has agreed to sell and BUYERS have agreed to buy, all of the following described real property situated in Klamath County, State of Oregon:

All of Block 204, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed recorded June 23, 1959 in Book 261, page 415, Deed Records of Klamath County, Oregon.

Subject to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations, restrictions and easements as contained in plat dedication, to wit:  
"That the streets and alleys in said addition are hereby dedicated to public use, saving and excepting however and with the specific reservation from such dedication, that said Company or its successors or assigns shall have the right forever to build, construct and operate transportation lines, water, gas, telephone and electric light systems, on, through and over the streets and alleys in said addition for all time to come, and the free and obstructed use thereof for the purpose of constructing and laying therein said systems."
3. Reservations, restrictions and easements as contained in deed from Klamath Korporation, recorded Volume 68, page 291, Deed Records of Klamath County, Oregon.
4. Real Estate Contract, including the terms and provisions thereof,  
Dated: November 29, 1979  
Recorded: December 19, 1979  
Volume: M79, page 29151, Microfilm Records of Klamath County, Oregon  
Vendor: Carl A. Pescosolido, Jr. and William H. Pescosolido  
Vendee: James D. Charles
5. Judgment against James D. Charles, for the amount herein stated and any other amounts due,  
Entered: October 20, 1983  
Docket Book: 37, page 745, line 4  
Legal No.: 81-878  
Debtor: James Donald Charles  
Creditor: James A. Bursell  
Amount: \$17,900.00, plus interest, if any

WHEREAS, said contract has provided for the sale of certain real property therein described; and,

WHEREAS, said contract provides, among other things, that upon payment of the sum of SIXTY THOUSAND and NO/100 DOLLARS allocated to the real property, SELLER will convey to BUYER the above described real property by Warranty Deed;

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.

NOW, THEREFORE; the parties agree that the within Memorandum is executed for the purpose of memorializing of record the execution of the contract aforesaid.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

James D. Charles  
JAMES D. CHARLES

STATE OF OREGON )  
County of Klamath ) ss.

On this 25th day of June, 1984, personally appeared the above named James D. Charles and acknowledged the foregoing instrument to be his voluntary act and deed.

Perry L. Welker  
PERRY L. WELKER

STATE OF OREGON )  
County of Klamath ) ss.

On this 3rd day of July, 1984, personally appeared the above named Perry L. Welker and Pauletta Z. Welker and acknowledged the foregoing instrument to be their voluntary act and deed.

Kristi L. Redd  
NOTARY PUBLIC for Oregon  
My Commission expires: 11/16/87

Pauletta Z. Welker  
PAULETTA Z. WELKER

SELLER's name and address:

James D. Charles

3128 Rawhide  
Prescott, AZ 86301

After recording return to:

Mountain Title Company

407 Main Street  
Klamath Falls, OR 97601

BUYER's name and address:

Perry L. Welker

Pauletta Z. Welker

7508 Steens Dr.  
Klamath Falls, OR 97601

Mail tax statements to:

Perry L. Welker

Pauletta Z. Welker

Same as Buyer

STATE OF OREGON )  
County of Klamath ) ss.

for  
recorder's  
use

I certify that the within instrument was received for record on the 3rd day of July, 1984, at 3:38 o'clock P.M., and recorded in book/reel/volume No. M34 on page 112 65 or as document/fee/file/ instrument/microfilm No. 39427 Record of Deeds of said county.

Bernette A. Schick Chief Deputy  
Name Title  
Evelyn Biehn, County Clerk