

THIS INDENTURE, made and entered into this 21st day of June, 1984, by and between AL C. LEACH and WANDA M. KEFFER, (hereinafter called SELLER), and JAY F. JACOBSEN (hereinafter called BUYER);

## WITNESSETH

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated June 21, 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:

The SE 1/4 of the NE 1/4 of Section 3, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Deed recorded February 16, 1959 in Volume 309, page 598, Deed Records of Klamath County, Oregon, including but not limited to the following:  
"Subject to the right of way to the United States for road purposes under the Act of February 5, 1948, (62 Stat. 17).
3. Subject to an unrecorded Contract, including the terms and provisions thereof, wherein George A. Pondella Jr. is vendor and Jack F. Morris and Nancy L. Morris are vendees, dated March 3, 1972, disclosed by Real Estate Contract recorded May 19, 1982 in Volume M82, page 6156, Microfilm Records of Klamath County, Oregon.
4. An easement for joint user roadway and all other roadway purposes over and across a 60 foot wide strip of land lying West of, adjoining and parallel to the Easterly boundary as reserved in unrecorded Contract from George A. Pondella Jr. to Jack F. Morris and Nancy L. Morris as vendees.
5. Subject to an unrecorded Contract wherein Jack F. Morris and Nancy L. Morris are vendors and For Land's Sake, Inc. are vendees, dated May 8, 1972, disclosed by Real Estate Contract recorded May 19, 1982 in Volume M82, page 6156, Microfilm Records of Klamath County, Oregon.
6. Real Estate Contract, including the terms and provisions thereof,  
Dated: May 5, 1982  
Recorded: May 19, 1982  
Volume: M82, page 6156, Microfilm Records of Klamath County, Oregon  
Vendor: For Land's Sake, Inc.  
Vendee: Al C. Leach and Wanda M. Keffer

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 THIRTY SEVEN THOUSAND FIVE HUNDRED 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.

X Al C. Leach \_\_\_\_\_ X Wanda M. Keffer \_\_\_\_\_  
AL C. LEACH WANDA M. KEFFER

STATE OF OREGON )  
County of Klamath ) ss.

On this 6th day of July, 1984, personally appeared the above named Al C. Leach and Wanda M. Keffer and acknowledged the foregoing instrument to be their voluntary act and deed.

Jay F. Jacobsen  
NOTARY PUBLIC for Oregon  
My Commission expires: 7/13/85

Jay F. Jacobsen  
JAY F. JACOBSEN

STATE OF CALIFORNIA ) ss.

COUNTY OF Los Angeles

On this the 3rd day of July, 1984, before me the undersigned, a Notary Public in and for said County and State, personally appeared Jay F. Jacobsen

\_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that \_\_\_\_\_ executed the same.

Christina Bradley  
Signature of Notary



Al C. Leach  
Wanda M. Keffer

Jay F. Jacobsen

23684 BOWER CASCADE PLACE  
DIAMOND BAR, CA 91765

After recording return to:  
Mountain Title Company, INC.

407 Main Street  
Klamath Falls, OR 97601

Mail tax statements to:

Jay F. Jacobsen

23684 BOWER CASCADE PLACE  
DIAMOND BAR, CA 91765

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 6th day of July, 1984, at 1:56 o'clock P.M., and recorded in book/reel/volume No. 11413 or as document/fee/file/ instrument/microfilm No. 3852h Record of Deeds of said county.

Evelyn Biehn \_\_\_\_\_ Klamath County Clerk  
Name Title

By Bernetha A. Ketch

Fee: \$8.00