

K-37156

Until a change is requested, all tax statements shall be sent to the following address: ~~6264 Juniper Way, Klamath Falls, OR 97603~~

MEMORANDUM OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 23rd day of July, 1984, BILL AND SALLY THAYER FAMILY 1982 REVOCABLE TRUST, appearing therein as Seller, entered into a contract to sell real property with RICHARD LEE HUNSAKER and SANDRA L. BRAY, appearing therein as Buyers, as tenants in common, for the sale of the following described real estate situated in the County of Klamath, State of Oregon, to-wit:

The Easterly 70 feet of Lot 41 and the Westerly 30 feet of Lot 40 of Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Rules, regulations and assessments of South Suburban Sanitary District.

(2) Reservations and restrictions in the dedication of Moyina, as follows: "...hereby grant public easements for sewer lines and other public utilities along the rear 10 feet of all lots and across edges of lots near lot lines where necessary for public health and welfare, and that we do hereby declare this plat to be subject to the following conditions: (1) The use of land platted herein is for residential purposes only and is limited to one residential building per lot; (2) Architectural standards shall be no less than the minimum requirements defined by the National Housing authority specifications for one living unit; (3) Minimum foundation areas of residences, not including garage or storage space, shall be as follows: One story residence, 1200 square feet; one and one-half or two story residence, 800 square feet; total height of a building is limited to 18 feet above the top of the foundation; (4) Residence shall not be built closer than 30 feet to the street lines nor closer than 5 feet to side lines of the lots; (5) Septic tanks shall conform to the specifications for such provided by the State Board of Health; (6) Pets or livestock, other than strictly house pets, shall not be kept or housed on the property; (7) No fences or barricades are ever to be erected on lots between the building set back line and the street."

(3) Trust Deed, including the terms and provisions thereof, executed by Raymond W. Owens and Mary Elizabeth Owens, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association, as beneficiary, dated October 7,

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1963, recorded October 17, 1963, in Volume 219 page 664, Mortgage Records of Klamath County, Oregon, to secure the payment of \$21,400.00

(4) Mortgage, including the terms and provisions thereof, executed by Rommie Joe Young and Audrey M. Young, husband and wife, to Klamath First Federal Savings and Loan Association, dated August 26, 1980, recorded August 27, 1980, in Volume M80 page 16265, Mortgage Records of Klamath County, Oregon, to secure the paymnet of \$34,498.80.

(5) Contract of Sale, including the terms and provisions thereof, by and between Rommie Joe Young and Audrey M. Young, husband and wife, as sellers and John B. Thayer and Patricia A. Thayer, husband and wife, and Wilbur R. Thayer, as buyers, dated December 17, 1980, recorded December 17, 1980, in Volume M80 page 24404, Deed Records of Klamath County, Oregon. The interest of John B. Thayer and Patricia A. Thayer, husband and wife, was conveyed to Wilbur B. Thayer, under Bargain and Sale Deed, dated December 20, 1982, recorded January 3, 1983, in Volume M83 page 18661, Deed Records of Klamath County, Oregon.

That the Buyers in said contract agreed to pay Seller the sum of \$69,000.00 for said real property, and said sum is the true and actual consideration for said sale.

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.

SELLER:

W.B. Thayer
W. B. Thayer

Sally Thayer
Sally Thayer

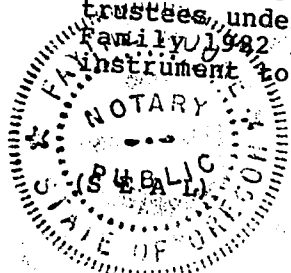
BUYERS:

Richard Lee Hunsaker
Richard Lee Hunsaker

Sandra L. Bray
Sandra L. Bray

STATE OF OREGON)
County of Klamath) ss.

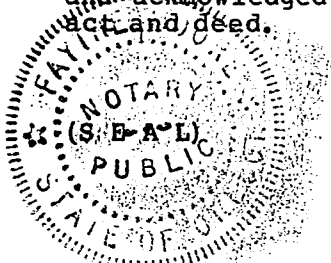
Before me this 23rd day of July, 1984, personally appeared the above-named W. B. THAYER and SALLY THAYER, being trustees under that certain trust entitled "Bill and Sally Thayer Family 1982 Revocable Trust", and acknowledged the foregoing instrument to be their voluntary act and deed.



Faythe Moore
Notary Public for Oregon
My Commission Expires: 8/27/87

STATE OF OREGON)
)ss.
 County of Klamath)

Before me this 23rd day of July, 1984, personally appeared the above-named RICHARD LEE HUNSAKER and SANDRA L. BRAY, and acknowledged the foregoing instrument to be their voluntary act and deed.



Faythe Moore
 Notary Public for Oregon
 My Commission Expires: 8/27/84

AFTER RECORDING, RETURN TO:

KCTC -
Collection # 5261

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

on this 23 day of July A.D. 19 84
 at 1:42 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 12394

EVELYN BIEHN, County Clerk

By Lan Smith Deputy

Fee 12.00