

43256

K-37412

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MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on November 10, 1984,

Mary Lynn Holm

Kathleen A. McGonigle and Charles J. McGonigle as vendor(s) and made and entered into a certain land-sale contract wherein said vendor(s) agreed to sell to said vendee(s) and the latter agreed to purchase from said vendor(s) the fee-simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

(See attached legal description, incorporated herein by reference)

****\$7,187.80 per the terms of the assumption of Trust Deed to Klamath First Federal Savings & Loan, recorded in Vol. M-72, page 5735.

The true and actual consideration for the transfer, set forth in said contract, is \$42,000 /, payable \$2,250 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual installments (indicate which) of not less than \$250 each; all deferred payments bear interest at the rate of % per annum from the date of said contract until paid. (120 payments, balance in 10 yrs)

In Witness Whereof the said vendor(s) has executed this memorandum November 15, 1984

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.

NOTE: The foregoing memorandum shall be recorded by the conveyer not later than 15 days after the "land-sale contract" is executed and the parties are bound thereby. ORS 93.635.

STATE OF OREGON,

County of Klamath

November 15, 1984

Personally appeared the above named Charles J. McGonigle and Kathleen A. McGonigle

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/27/87

Mary Lynn Holm

4881 Avalon

Eugene, OR 97402

VENDOR'S NAME AND ADDRESS

Kathleen A. McGonigle and Charles J. McGonigle

406 N. 6th, Klamath Falls, OR 97601

VENDEE'S NAME AND ADDRESS

After recording return to:

Kathleen McGonigle

406 N. 6th,

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Chas. & Kathleen McGonigle

406 N. 6th

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON)
COUNTY OF KLAMATH)

On this the 15th day of November, 1984 personally appeared PHIL DODDRIDGE who, being duly sworn (or affirmed), did say that he is the attorney in fact for MARY LYNN HOLM and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before Me:

My Commission Expires: 8/27/87

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M. and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

19382

Order No. K-37412

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

That certain portion of Block 51 of First Addition to Klamath Falls, Oregon (formerly Town of Linkville) described as follows:

Beginning at a point on the Southwesterly line of 6th Street, 36 feet Southeasterly from the most Northerly corner of said Block 51 (being also described as the Northeasterly corner thereof); thence in a Southwesterly direction at right angles to 6th Street 51 feet, thence in a Southeasterly direction parallel with 6th Street 64 feet; thence in a Northeasterly direction at right angles to 6th Street 51 feet to the said line of 6th Street above mentioned; thence in a Northwesterly direction along said line of 6th Street to the point of beginning.

PARCEL 2:

That certain portion of Block 51 of First Addition to Klamath Falls, Oregon, (formerly Town of Linkville) described as follows:

Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 300 feet, and Southwesterly at right angles to Sixth Street a distance of 51 feet, from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 64 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 64 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.

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

on this 16th day of November, D. 19 84
at 9:19 o'clock A M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 9.00