

40002

KNOW ALL MEN BY THESE PRESENTS, that on the 25th day of January, 1985, LESTER E. NEWTON and DOROTHY FRANCES NORRIS as Sellers, and KEITH MAYES, as Purchaser, did enter into a Contract of Sale and Purchase of:

NE $\frac{1}{4}$ of Section 3, Township 41 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon,

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

For the total purchase price of \$240,000.00, on which the sum of \$140,000.00 has been paid on the date of this contract, and the balance of \$100,000.00 shall be paid in yearly installments of \$20,000.00, including interest at the rate of 10 percent per annum from the 30th day of January, 1985, the first payment to be made on the 30th day of January, 1985, with a like payment on the 30th day of January of each year thereafter until the full sum, both principal and interest, has been paid. After January 1, 1986, Purchaser shall have the right to make prepayments without penalty; any such prepayment shall excuse future such annual payments to the extent of such payment.

Dated this 25th day of January, 1985.

Keith Mayes
KEITH MAYES

Lester E. Newton
DOROTHY FRANCES NORRIS

BY: Lester E. Newton
Her Attorney in Fact

STATE OF OREGON }
 } ss.
County of Klamath }

On this 25th day of January, 1985, personally appeared the above-named LESTER E. NEWTON and DOROTHY F. NORRIS and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Larry W. Moore
Notary Public for Oregon
My commission expires: 8/27/87

STATE OF OREGON, } ss.
County of Klamath }

On this the 25th day of January, 19 85, personally appeared

Lester E. Newton
who, being duly sworn (or affirmed), did say that he is the attorney in fact for Dorothy Frances Norris 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:

Larry W. Moore
Notary Public for Oregon
My Commission Expires: 8/27/87
(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 31st day of January A.D., 1985 at 10:18 o'clock A M, and duly recorded in Vol. M85, of Deeds on page 1683.

EVELYN BIEHN, COUNTY CLERK
by: Pam Smith, Deputy

Fee: \$ 5.00