

CA

45621

MEMORANDUM OF LAND-SALE CONTRACT

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KNOW ALL MEN BY THESE PRESENTS, that on January 26, 1985, CBA CONSTRUCTION CO., an Oregon Corp. Harry R. and Beulah M. Curtis, 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: Lot 2, Blk. 53, Klamath Falls Forest Estates, Hwy 66, Unit Plat #2

*Payment agreement: an additional \$450.00 down July 15, 1985. All other regular payments to start March 15th 1985 @ 53.79. Vendees will not assign, sell, transfer or set over his interest without obtaining consent. The true and actual consideration for the transfer, set forth in said contract, is \$5,000.00 payable \$50.00 down on the signing of said contract and the balance payable in 12 monthly, quarterly, semi-annual, annual installments (indicate which) of not less than \$53.79 each; all deferred payments bear interest at the rate of 10% per annum from the date of said contract until paid. Note: Payment agreement.

In Witness Whereof the said vendor(s) has executed this memorandum

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.

CBA CONSTRUCTION CO., an Oregon Corp.
Kenneth S. Cooney, President
Maria Cooney, Sec.

STATE OF OREGON,
County of _____, ss.
Personally appeared the above named _____, 19____

STATE OF OREGON, County of Klamath
February 4, 1985
Personally appeared KENNETH S. COONEY and MARIA COONEY, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of CBA CONSTRUCTION CO.

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 4/24/85

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

CBA CONSTRUCTION CO.,
an Oregon Corp.
P.O. Box 248 Bonanza, Or. 97623

Harry R. & Beulah M. Curtis
15188 Hibiscus Ave.
Fontana, Ca. 92335

If the recording return to:

Harry R. & Beulah M. Curtis
15188 Hibiscus Ave.
Fontana, Ca. 92335

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 5th day of February, 1985, at 2:29 o'clock P.M., and recorded in book/reel/volume No. M85 on page 1889 or as fee/file/instrument/microfilm/reception No. 45621, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith, Deputy

Fee: \$5.00

500

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