

45976

85 FEB 19 A9:59

Vol. 185 Page 2389

After recording return to:  
Hershner, Hunter, Miller,  
Moulton & Andrews  
P.O. Box 1475  
Eugene, OR 97440

K-37587

MEMORANDUM OF LAND SALE CONTRACTPARTIES:

CLOSEN F. CHRISTIAN, JR. and LYDIA G. CHRISTIAN,  
as tenants by the entirety (Seller)

DONALD L. THORNE and KAREN D. THORNE,  
husband and wife (Purchaser)

NOTICE:

Notice is hereby given that Seller has sold to Purchaser the real property described in the attached Exhibit A pursuant to a Land Sale Contract executed contemporaneously herewith.

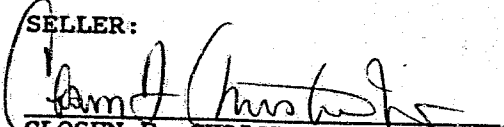
The true and actual consideration for this conveyance is Sixteen Thousand Five Hundred Dollars (\$16,500).

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

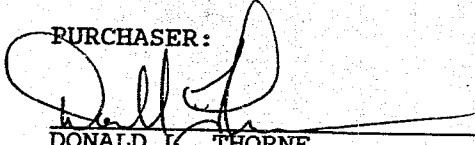
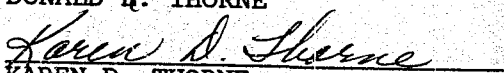
Donald L. Thorne and Karen D. Thorne  
254 Hoyt  
Eugene, OR 97404

DATED this 12th day of February, 1985.

SELLER:

  
CLOZEN F. CHRISTIAN, JR.  
LYDIA G. CHRISTIAN

PURCHASER:

  
DONALD L. THORNE  
KAREN D. THORNE

2390

STATE OF OREGON

County of Lane

) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, by CLOSEN F. CHRISTIAN, JR.

James V. Hester  
Notary Public for Oregon

My Commission Expires: 3-4-89

STATE OF OREGON

County of Lane

) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, by LYDIA G. CERISTIAN.

James V. Hester  
Notary Public for Oregon

My Commission Expires: 3-4-89

STATE OF OREGON

County of Lane

) ss.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 1985, by DONALD L. THORNE and KAREN D. THORNE, husband and wife.

James V. Hester  
Notary Public for Oregon

My Commission Expires: 3-4-89

Lot 14 in Block 12 Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in deed from State of Oregon to Elizabeth A. Platts, dated June 28, 1907, recorded December 2, 1907, in Volume 23, page 302, Deed records of Klamath County, Oregon, as follows: "Subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved."
2. Reservations contained in the dedication of Tract No. 1042, Two Rivers North.
3. Subject to a 25 foot building setback from streets as shown on dedicated plat.
4. Sanitary setback line as shown on dedicated plat.
5. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the above described property lying below the high water mark line of the Little Deschutes River.
6. Reservations and restrictions as contained in Warranty Deed from D-Chutes Estates, Ore. Ltd., a limited partnership, to Dan David, recorded January 21, 1981 in Volume M81, page 959, Deed Records of Klamath County, Oregon, including but not limited to the following:

"(1) Animals will be restricted to household pets. No cows, pigs, chickens, ducks or goats; three horses per lot maximum. (2) Buildings shall be constructed in a workmanlike manner and comply with state and county building codes. (3) Any mobile home used as a permanent residence shall have a retail value of \$5,000.00 or more when installed. (4) All owners shall be responsible for maintaining their lots free of trash and refuse at all times. (5) No tents shall be used as dwellings on the property. (6) No business shall be conducted on the property, except for Lots 1 and 2, Block 7; Lots 1 and 2, Block 12; Lots 11 and 12, Block 6; and Lots 1 and 2, Block 13. (7) Owners shall comply with all sanitary laws and regulations of Klamath County and the State of Oregon."

EXHIBIT A

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 19th day of February A.D., 1985 at 9:59 o'clock A M, and duly recorded in Vol M85, of Deeds on page 2389.

Fee: \$ 13.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy