

OA

MEMORANDUM OF LAND-SALE CONTRACT

47423

Vol. M85 Page 4853

KNOW ALL MEN BY THESE PRESENTS, that on January 24, 1985,
 Carl L. Dawson as vendor(s) and
 LaVerne H. Johnson and Almetris Johnson as vendee(s)

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:

Beginning at the section corner common to sections 28, 29, 32 and 33, all in Township 35 South, Range 7 East, Willamette Meridian, Oregon; thence due East 295.17 feet more or less, along the north line of section 33; thence due south 295.17 feet, more or less; thence due west 295.17 feet, more or less to the west line of section 33; thence due north 295.17 feet more or less along the west line of said section 33 to the point of beginning, containing 2 acres, more or less.

The true and actual consideration for the transfer, set forth in said contract, is \$5,000.00, payable \$500.00 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual installments (indicate which) of not less than \$100.00 each; all deferred payments bear interest at the rate of 10.0 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum January 24, 1985.

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) ss.
 February 9, 1985.
 Personally appeared the above named
 Carl L. Dawson

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

NOTARY
 (OFFICIAL SEAL)

William K Kalita
 Notary Public for Oregon

My commission expires: 12/25/88

Carl L. Dawson
 P. O. Box 277
 Chiloquin, OR 97624
 VENDOR'S NAME AND ADDRESS

LaVerne H. and Almetris Johnson
 351 Bangar
 Pomona, CA 91767
 VENDEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE CO. INC.
 EC 5665
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF CALIF., County of LOS ANGELES) ss.
 MARCH 26, 1985

Personally appeared LAVERNE JOHNSON and
 ALMETRIS JOHNSON 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

a corporation,
 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 - CALIFORNIA
 LOS ANGELES COUNTY
 My commission expires MAR 24, 1988

(OFFICIAL SEAL)

My commission expires 1183 Ashfield Avenue, Pomona, CA 91767

STATE OF OREGON,) ss.
 County of Klamath)

I certify that the within instrument was received for record on the 3rd day of April, 1985, at 11:26 o'clock A.M., and recorded in book/reel/volume No. M85 on page 4853 or as fee/file/instrument/microfilm/reception No. 47423, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$5.00

By Pam Smith Deputy

95 APR 3 AM 11 26