

49188

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MEMORANDUM OF CONTRACT

MARTHA ANNA BEEBE and SUSAN PEARL TUBACH, each as to an undivided 1/2 interest, as tenants in common, herein called "Seller", and WILLIAM EDWARD KAFTON and JANIS KAFTON, Husband and Wife, herein called "Buyer", made and entered into a certain agreement as of the 25 day of May, 1985, whereby seller agreed to sell and Buyer agreed to purchase that certain land, situated in Klamath County, Oregon, and described as follows:

SEE ATTACHED EXHIBIT "A"

The terms and conditions of the sale are fully set forth in the agreement and reference thereto is made hereby.

The true and actual consideration for the transfer is the sum of \$49,900.00.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. The Buyer should check with the appropriate City or County Planning Department to verify approved use.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the 25 day of May, 1985.

SELLER:

Martha Anna Beebe  
MARTHA ANNA BEEBE

Susan Pearl Tubach  
SUSAN PEARL TUBACH  
STATE OF OREGON

County of Klamath

BUYER:

William Edward Kafton  
WILLIAM EDWARD KAFTON

Janis Kafton  
JANIS KAFTON

On May 25, 1985, personally appeared MARTHA ANNA BEEBE and SUSAN PEARL TUBACH and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Albert J. Stone  
ALBERT J. STONE  
Notary Public for Oregon  
My Commission Expires 12/15/85

County of Klamath

NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

On May 28, 1985, personally appeared WILLIAM EDWARD KAFTON and JANIS KAFTON and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

(SEAL)

Kristi L. Redd  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/16/87

MAIL TAX STATEMENTS TO:  
William and Janice Kafton  
9542 Hill Road 3015  
Klamath Falls, Or. 97603

## EXHIBIT "A"

A parcel of land situated in the NW $\frac{1}{4}$  of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the intersection of the center line of the Enterprise Irrigation Canal and the East right-of-way of Patterson Street, said point being North 0°13' West a distance of 15.0 feet from the 3/8 inch iron pin marking the Northwest corner of Lot 31, "Valley View" subdivision, a duly recorded subdivision plat; thence North 0°13' West along the East right-of-way line of Patterson Street a distance of 15.0 feet to a one-half inch iron pin; thence continuing North 0°13' West along the East right-of-way line of Patterson Street a distance of 98.00 feet to a one-half inch iron pin; thence North 89°47' East at right angles to Patterson Street a distance of 120.00 feet to the East line of said "Valley View" subdivision; thence, South 0°13' East along the East line of said subdivision a distance of 63.67 feet to a one-half inch iron pin; thence continuing South 0°13' East along the East line of said subdivision a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence South 73°49' West along the centerline of said canal a distance of 124.82 feet to the point of beginning.

## SUBJECT TO:

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

*W.K.*  
*J.K.*

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

on this 28th day of May A.D. 19 35  
at 3:31 o'clock P M, and duly  
recorded in Vol. MS5 of Deeds  
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**EVELYN BIEHN, County Clerk**

By [Signature] Deputy

Fee \$9.00

*RET: MTC*