

52374

Vol. 185 Page 13288MEMORANDUM OF CONTRACT

This contract made and entered into this 27<sup>th</sup> day of September, 1984, by and between CURT BANEY, INC., an Oregon corporation, Seller, and CLINTON LUNDBERG and IONE LUNDBERG, Buyers.

The true and actual consideration to be paid for this transfer is SIXTY FIVE THOUSAND DOLLARS (\$65,000.00).

Seller does hereby agree to sell to Buyers and Buyers agree to purchase from Seller the improvements located on the real property described on Exhibit A attached hereto and by this reference made a part hereof. The improvements located on the real property, which is described on Exhibit A and is leased by the Seller, are listed on Exhibit B attached and by this reference made a part hereof.

The sale and purchase shall be subject to the terms and conditions of a long-form Agreement executed by the parties hereto, contemporaneously herewith, the terms and conditions of which are incorporated herein by reference.

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.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Contract to be executed, in duplicate, as of the day and year first hereinabove written.

CURT BANEY, INC.

By Curtis Baney  
President

1. Memorandum of Contract

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13289

Myrtle Baney  
Secretary

SELLER

Clinton Lundberg  
Clinton Lundberg

Ione Lundberg  
Ione Lundberg

BUYERS

STATE OF OREGON )  
 ) ss.  
County of )

Personally appeared before me this 27 day of September, 1984, the above named Curtis Baney and Myrtle Baney who, each being first duly sworn, did say that the former is the president and the latter is the secretary of Curt Baney, Inc., 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: Harold J. Williams  
Notary Public for Oregon  
My Commission expires: 3-13-88

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared before me this 26<sup>th</sup> day of September, 1984, the above named Clinton Lundberg and Ione Lundberg, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

Before me: Wm. J. Williams  
Notary Public for Oregon  
My Commission Expires: 9-14-85

2. Memorandum of Contract

13290

Agreement

Dated: September 1984.

Curt Baney, Inc., Seller

Clinton Lundberg and Ione Lundberg, Buyers

EXHIBIT A

The following described property situated in Klamath Falls,  
Klamath County, Oregon:

Lot 16 and Lot 20, Block 4, Canal Addition to  
the City of Klamath Falls.

Agreement  
Dated: September

1984

13291

Curt Baney, Inc., Seller  
Clinton Lundberg and Ione Lundberg, Buyers

EXHIBIT B

AGREEMENT

In a lease agreement made and entered into at Klamath Falls, Oregon on the 23rd day of December, 1965, by and between MELVIN W. McCOLLUM, and EDNA MAY McCOLLUM, as the LESSOR and CURTIS O. BANEY, as the LESSEE and in reference to paragraph (par. 15) of this lease, "I MELVIN W. McCOLLUM," hereby give consent to CURTIS O. BANEY to modify the existing eighteen (18) Hotel units into nine (9) or more single bedroom apartment units and two (2) or more efficiency apartment units.

In all other respects said lease agreement is hereby ratified and confirmed and remains unchanged.

  
MELVIN W. McCOLLUM

dated this 12/1/82

Return:

Brown & Hansen  
111 S.W. Columbia Street, Suite 1040  
Portland, OREGON 97201

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 22nd day  
of August A.D., 19 85 at 11:43 o'clock A.M. and duly recorded in Vol. M85  
of \_\_\_\_\_ on Page 13288  
Deeds

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

FEE \$17.00