

THIS INDENTURE, made and entered into this 20th day of August, 1985, by and between KENNETH N. FORDYCE and HAZEL I. FORDYCE, (hereinafter called SELLER), and RICHARD L. LIGON and JEAN R. LIGON, (hereinafter called BUYER);

WITNESSETH

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated Aug. 20, 1985, wherein SELLER has agreed to sell and BUYERS have agreed to buy, all of the following described real property situated in Klamath County, State of Oregon:

Lot 26, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. Liens and assessments, if any, of Rainbow Park-Pine Ridge Special Road District.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
3. Existing power and telephone lines as shown on the recorded plat.
4. A 20 foot building setback line off Royal Coachman Drive, as shown on the recorded plat.
5. Restrictions as shown on the recorded plat of Rainbow Park on the Williamson:
 "(1). A building setback line and a future public utilities easement as shown on the annexed plat; (2) Any easement or right of ways of record and any further restrictions as shown in the recorded protective covenants."
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 11, 1964 in Volume 356, page 116, Records of Klamath County, Oregon.
7. Reservations, including the terms and provisions thereof, as contained in Land Status Report in Deed from the United States of America to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958 in Book 299, page 394, Deed Records of Klamath County, Oregon.
8. Unrecorded Real Estate Contract, including the terms and provisions thereof,
 Dated: March 27, 1973
 Vendor: Jane's Paradise Acres, Inc. an Oregon Corporation
 Vendee: Kenneth N. Fordyce and Hazel I. Fordyce, husband and wife
 Warranty Deed, including the terms and provisions thereof,
 Dated: February 10, 1975
 Recorded: May 12, 1980
 Volume: M80, page 8661, Microfilm Records of Klamath County, Oregon
 Grantor: Jane's Paradise Acres, Inc.
 Grantee: Frank W. Ohlund and Jane A. Ohlund, husband and wife

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WHEREAS, said contract has provided for the sale of certain real property therein described; and,

WHEREAS, said contract provides, among other things, that upon payment of the sum of TWENTY SIX THOUSAND FIVE HUNDRED and NO/100 DOLLARS allocated to the real property, SELLER will convey to BUYER the above described real property by Warranty Deed;

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.

NOW, THEREFORE; the parties agree that the within Memorandum is executed for the purpose of memorializing of record the execution of the contract aforesaid.

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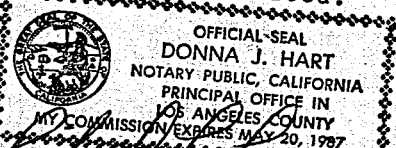
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IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

X Kenneth N. Fordyce
KENNETH N. FORDYCE
CALIFORNIA
STATE OF OREGON)
County of Klamath) ss.
Los Angeles

X Hazel L. Fordyce
HAZEL L. FORDYCE

On this 28th day of August, 1985, personally appeared the above named Kenneth N. Fordyce and Hazel I. Fordyce and acknowledged the foregoing instrument to be their voluntary act and deed.



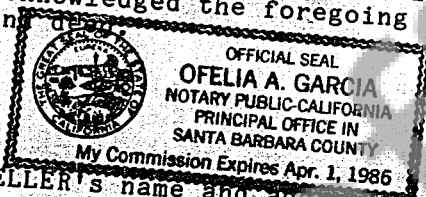
X Richard L. Ligon
RICHARD L. LIGON

Donna J. Hart
NOTARY PUBLIC for California
My Commission expires: 5-20-87

X Jean R. Ligon
JEAN R. LIGON

STATE OF CALIFORNIA)
County of Santa Barbara) ss.

On this 20th day of August, 1985, personally appeared the above named Richard L. Ligon and Jean R. Ligon and acknowledged the foregoing instrument to be their voluntary act and deed.



SELLER's name and address:

Kenneth N. Fordyce
Hazel L. Fordyce
6010 Fairbrook St.
Long Beach, CA 90815

After recording return to:

Mountain Title Company
407 Main Street
Klamath Falls, OR 97601

STATE OF OREGON)

County of Klamath)

BUYER's name and address:

Richard L. Ligon
Jean R. Ligon
Richard L. Ligon
Jean R. Ligon

Mail tax statements to:

Richard L. Ligon
Jean R. Ligon
Richard L. Ligon
Jean R. Ligon
380 Fokenwood Dr
Santa Maria, CA 93455

for
recorder's
use

I certify that the within instrument was received for record on the 3rd day of September, 1985, at 11:19 o'clock A.M., and recorded in book/reel/volume No. M85 on page 13985 or as document/fee/file/instrument/microfilm No. 52747 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name

Title

By

Pam Smith

Fee: \$13.00