

57187

K-38297

## MEMORANDUM OF CONTRACT OF SALE

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THIS MEMORANDUM shall constitute notice of the following described Contract of Sale between David C. Allen and Renee Allen, husband and wife, hereinafter referred to as Seller, and David A. Manley and Cynthia A. Manley, husband and wife, hereinafter referred to as Purchaser, dated the 10th day of January, 1986 concerning the following described real property:

A tract of land located in the SW 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the West quarter corner of said Section 1; thence South 00°18'39" West along the West line of said Section 1, a distance of 1305.72 feet to the Southwest corner of the N 1/2 of said SW 1/4, said corner being the true point of beginning; thence South 88°59'58" East along the South line of said N 1/2, 1253.72 feet to the half inch iron rod on the Western right of way of Crescent Lake County Road 429; thence North 48° 24' 15" East along said Western right of way line, 591.18 feet to the beginning of a 542.96 foot curve to the left; thence along the arc of said curve, through a central angle of 21°15'51", a distance of 201.51 feet; thence North 27°08'24" East along said right of way, 97.45 feet to the center thread of Cold Creek; thence Westerly and upstream of Cold Creek the following bearings and distances: North 64°50'20" West, 23.05 feet; South 64°49'59" West 44.67 feet; North 66°51'55" West 128.81 feet; South 61°42'02" West, 95.69 feet; North 60°54'16" West, 24.24 feet; North 4°23'16" West, 77.48 feet; South 69°48'44" West, 51.41 feet; North 60°42'39" West, 24.08 feet; North 10°16'10" East, 51.27 feet; South 86°56'54" West, 27.19 feet; South 65°50'56" West, 125.53 feet; South 49°34'16" West, 44.33 feet; North 87°03'34" West, 216.16 feet; North 57°40'20" West, 99.47 feet; South 80°10'56" West, 196.81 feet; North 61°17'07" West 79.93 feet; South 76°40'15" West, 200.12 feet; North 80°43'23" West, 96.02 feet; North 64°28'39" West, 51.18 feet; South 79°18'39" West, 255.58 feet; North 63°28'04" West, 40.00 feet and North 89°24'37" West, 145.84 feet to the West line of said Section 1; thence leaving the thread of said stream, South 00°18'39" West along said West line, 696.18 feet to the true point of beginning, with bearings and distances based on Minor Partition 51-83 as filed in the Klamath County Engineer's Office.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. PURCHASER

SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING  
DEPARTMENT TO VERIFY APPROVED USES.

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For the sum of \$49,900.00 payable in installments.

David C. Allen  
David C. Allen, Seller

Renee Allen  
Renee Allen, Seller

STATE OF OREGON )  
County of Deschutes ) ss.

On this 10th day of January, 1986 personally  
appeared before me the above named David C. Allen and Renee Allen  
and acknowledged the foregoing instrument to be their voluntary  
act and deed.

Before me:

Deanne A. Hickson  
Notary Public for Oregon  
My commission expires: 7/16/87

Until a change is requested, all tax statements shall be  
sent to the following address: 27646 Royal Rd

Super. Co. 97-62

Return to: Bend Title Co.  
P.O. Box 752  
Bend, Oregon 97709

STATE OF OREGON COUNTY OF KLAMATH ss

Filed for record at request of \_\_\_\_\_ the 13th day  
of January A.D. 19 86 at 11:13 o'clock A M., and duly recorded in Vol 126  
of Deeds on Page 653

FEE \$9.00

Evelyn Biehm,  
By \_\_\_\_\_

County Clerk

Tam Smith