

Until a change is requested, all tax statements shall be sent to the following address: RT 1 Box 98

Bonanza, Oregon 97623

### MEMORANDUM OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the \_\_\_\_ day of January, 1986, JOHN O. and VILETTA J. BATH, husband and wife, appearing therein as Sellers, entered into a contract to sell real property with JOHN R. and JEANI L. BATH, husband and wife, appearing therein as Buyers, for the sale of the following described real estate situated in the County of Klamath, State of Oregon, to-wit:

(See Attached Exhibit "A")

That the Buyers in said contract agreed to pay Sellers the sum of \$75,000.00 for said real property, and said sum is the true and actual consideration for said sale.

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.

Sellers:

John O. Bath  
Vileta Bath

Buyers:

John R. Bath  
Jeani L. Bath

STATE OF OREGON )  
County of Klamath ) ss.

Before me this 28<sup>th</sup> day of January, 1986, personally appeared the above-named Sellers, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

STATE OF OREGON )  
County of Klamath ) ss.

Before me this 28<sup>th</sup> day of January, 1986, personally appeared the above-named Buyers, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Michael L. Brant  
Notary Public for Oregon  
My Commission Expires: 1-21-89

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Notary Public for Oregon  
My Commission Expires: 1-21-89

MEMORANDUM OF CONTRACT

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Lots 1 and 2, and the E 1/2 NW 1/4, NE 1/4 SW 1/4, and the Southerly 30 feet of the land conveyed to O. D. Devaul et ux by Lloyd Gift et ux., by deed Vol. 171, page 503, records of Klamath County, Oregon, being a strip of land 30 feet in width extending due East and West across the SW 1/4 NE 1/4, the Southerly line of which said strip of land runs due East and West from the Northerly point of a drain ditch now constructed across said SW 1/4 NE 1/4, all in Section 18 Township 40 South, Range 14, E.W.M. SAVING AND EXCEPTING that portion conveyed to United States of America by deed Vol. 64, page 271, records of Klamath County, Oregon.

SUBJECT TO:

Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

SUBJECT TO:

Right of way for transmission line, including the terms and provisions thereof, given by M. W. Harbison and Marguerite Harbison to The California Oregon Power Company, a California corporation, dated April 11, 1947, recorded April 18, 1947, deed Vol. 205, page 123, records of Klamath County, Oregon. Covers NE 1/4 NW 1/4.

SUBJECT TO:

Right of way for transmission line, including the terms and provisions thereof, given by Lloyd Gift and Bobbiette Gift, husband and wife, to The California Oregon Power Company, a California corporation, dated April 11, 1940, recorded May 20, 1940, Deed Vol. 129, page 296, records of Klamath County, Oregon. Covers SW 1/4 NE 1/4.

SUBJECT TO:

Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

SUBJECT TO:

Right of Way for transmission line, including the terms and provisions thereof, given by Russell J. and Edith Wash to the California Oregon Power Company, dated August 4, 1952, recorded August 13, 1952, Deed Vol. 256, page 258, records of Klamath County, Oregon. Covers NW 1/4 NW 1/4.

SUBJECT TO:

Mortgage, including the terms and provisions thereof, given by Earl F. Fernlund and Carolyn L. Fernlund, husband and wife, dated April 8, 1971, recorded April 21, 1971, Mortgage Vol. M-71, page 3477, Microfilm Records of Klamath County, Oregon, given to State of Oregon, represented and acting by the Director of Veterans' Affairs, to secure the payment of \$45,827.49, of which the present balance of said Mortgage is the sum of \$43,217.16, and will be assumed and paid by John O. Bath and Viletta J. Bath.

Att.  
Michael D. Grant, Atty  
325 Main St  
KFO,

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of February A.D., 19 86 at 9:12 o'clock A M., and duly recorded in Vol. M86  
of Deeds on Page 2691

FEE \$9.00

By Evelyn Biehn, County Clerk

By \_\_\_\_\_