

59640

VINCE 16139-P  
MEMORANDUM OF CONTRACT

Vol. 189 Page 5100

THIS INDENTURE, made and entered into this 31st day of March, 1986 by and between MARY TURNER, who acquired title as MARY JANE WARMEE, (hereinafter called SELLER), and IDELIA M. EDGAR, (hereinafter called BUYER);

WITNESSETH

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated 2/31/86, 1986, 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:

The South-half of Lots 6 and 7, Block 94, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the Following:

1. Unrecorded Real Estate Contract, including the terms and provisions thereof,

Dated: July 18, 1969  
Vendor: David Donald Kenyon aka Don Kenyon and Elva Kenyon, husband and wife  
Vendee: H. Harold Rowell and LaLonnice L. Rowell

2. Real Estate Contract, including the terms and provisions thereof,

Dated: January 8, 1975  
Recorded: December 12, 1979  
Volume: M79, page 28591, Microfilm Records of Klamath County, Oregon  
Vendor: H. Harold Rowell and LaLonnice L. Rowell, husband and wife  
Vendee: Walter Warmee and Mary Jane Warmee, husband and wife

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 SIXTY THOUSAND and NO/100 DOLLARS allocated to the real property, SELLER will convey to BUYER the above described real property by Warranty Deed;

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing and accepting this instrument, the person acquiring fee title to the property 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.

5101

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

Mary Turner  
MARY TURNER, also known as  
Mary Jane Warnee

STATE OF Tenn )  
County of Montgomery ) ss.

On this 15th day of March, 1986, personally appeared the above named \_\_\_\_\_, and acknowledged said instrument to be their voluntary act and deed.

Gerardine Zepdley  
NOTARY PUBLIC for Tenn  
My Commission expires: 10-20-88

Idella M. Edgar  
IDELLA M. EDGAR

STATE OF OREGON )  
County of Klamath ) ss.

On this 28th day of March, 1986, personally appeared the above named Idella M. Edgar, and acknowledged the foregoing instrument to be their voluntary act and deed.

Kristi L. Redd  
NOTARY PUBLIC for Oregon  
My Commission expires: 11/16/87

SELLER's name and address:

Mary Turner  
P.O. Box 210  
Clarksville, TN

BUYER's name and address:

Idella M. Edgar  
435 S. 6th  
Klamath Falls, OR 97601

After recording return to:

Mountain Title Company  
407 Main Street  
Klamath Falls, OR 97601

Mail tax statements to:

Idella M. Edgar  
435 S. 6th  
Klamath Falls, OR 97601

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 28th day of March, 1986, at 2:26 o'clock P.M., and recorded in book/vol/volume No. M86 on page 5100 or as document/fee/file/ instrument/microfilm No. 59640 Record of Deeds of said county.

John Biehn, Klamath County Clerk  
Name: John Biehn  
By: John Biehn

Fee: \$9.00