

62168

K-38379
MEMORANDUM OF LAND-SALE CONTRACT

Vol. 1480 Page 9677

KNOW ALL MEN BY THESE PRESENTS, that on May 30, 1986, BRIAN LANE CURTIS, LOWELL ROBERT CURTIS, JOHN CHRISTIAN MCMILLAN, II, and LOWELL ROBERT CURTIS as guardian of the estate of EMERY JEANETTE CURTIS, a minor, as vendors and GORDON A. NEWELL as vendee made and entered into a certain land-sale contract wherein said vendor(s) agreed to sell to said vendee and the latter agreed to purchase from said vendors the fee-simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for the transfer, set forth in said contract is \$67,500.00, all deferred payments bear interest at the rate of ten per cent (10%) per annum from the date of said contract until paid.

In Witness Whereof JOHN C. MCMILLAN II has executed this memorandum May 30, 1986.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR 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.

GORDON A. NEWELL

Richard S. Shuck
His Attorney In Fact

John C. McMillan II
JOHN C. MCMILLAN II

STATE OF OREGON)

) ss.

County of Klamath)

Brian Lane Curtis
BRIAN LANE CURTIS

Personally appeared the above named JOHN C. MCMILLAN II, and BRIAN LANE CURTIS and acknowledged the foregoing instrument to be their voluntary act and deed.

Gayle H. Moore
NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/27/87

STATE OF OREGON,

County of Klamath

} ss.

On this the 3rd day of June, 1986

Richard S. Shuck, personally appeared who, being duly sworn (or affirmed), did say that he is the attorney in fact for Gordon A. Newell and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

PUBLIC

(Official Seal)

Before me:

Gayle H. Moore
(Signature)

My Commission Expires: 8/27/87

(Title of Officer)

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VENDOR'S NAME AND ADDRESS

VENDEE'S NAME AND ADDRESS

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument
was received for record on the ____ day of
____, 19____, at ____ o'clock
____.M., and recorded in book/reel/volume
No. ____ on page ____ or as fee/file/
instrument/microfilm/reception No. ____
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME TITLE
BY _____ DEPUTY

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

LMC Family Trust & Newell
6753 Hollywood Blvd.
Hollywood, CA 90028

After Recording Return To:
Klamath County Title Co.
Collection #

DESCRIPTION OF PROPERTY

9679

Parcel 1:

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion lying Northwest of the O.C. & E. Railroad right of way.

The N $\frac{1}{4}$ SE $\frac{1}{4}$ Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath State of Oregon, EXCEPT THEREFROM that portion lying East of Squaw Flat Road.

Parcel 2:

The N $\frac{1}{4}$ S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath State of Oregon, lying Southeasterly of the O.C. E Railroad right of way.

The S $\frac{1}{4}$ S $\frac{1}{4}$ NE $\frac{1}{4}$ Section 15, Township 36 South, Range 10 East the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM that portion conveyed to Klamath County by deed Volume M-70 on page 7235 Deed Records and any portion lying East of the County Road. EXCEPTING any portion lying Northwest of the O.C. & E. Railroad right of way.

Parcel 3:

The W $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ N $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, S $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

The NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 35 South, Range 10 East of the Willamette Meridian.

Parcel 4:

SE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 24, Township 35 South, Range 10 East of the Willamette Meridian.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 4th day
of June A.D., 19 86 at 2:25 o'clock P M., and duly recorded in Vol. M86,
of _____ Deeds on Page 9677

FEE \$13.00

Evelyn Biehn, County Clerk
By Pam Smith