

63361

MTC-16613-K

MEMORANDUM OF CONTRACT Vol. 186 Page 11749

THIS INDENTURE, made and entered into this 3rd day of July, 1986 by and between JOYCE E. MAGNUSON and MYRTLE COPELAND, (hereinafter called SELLER), and STEVE BREWER and DEANNA BREWER, (hereinafter called BUYER);

WITNESSETH

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated July 3, 1986, wherein SELLERS have agreed to sell and BUYERS have agreed to buy, all of the following described real property situated in Klamath County, State of Oregon:

A portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 33 South, Range 7 $\frac{1}{2}$ E, W.M., Klamath County, Oregon, described as follows:

Commencing at a point 200 feet South of the Northeast corner of Section 21, Township 33 S., R. 7 $\frac{1}{2}$ E. W.M.; thence W. 200 feet; thence S. 108 feet; thence E. 200 feet; thence N. 108 feet to the place of beginning, said land being situated in the Town of Fort Klamath, Klamath County, Oregon, LESS portion of the above lying within the State Highway.

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-THREE 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 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.

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

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

SELLERS

Joyce E. Magnuson
JOYCE E. MAGNUSON

Joyce Magnuson as attorney in fact
MYRTLE COPELAND
for Myrtle Copeland

STATE OF OREGON)

ss.

County of Klamath)

On this 3rd day of July, 1986, personally appeared the above named Joyce E. Magnuson and as attorney-in-fact for MYRTLE COPELAND said instrument to be their voluntary act and deed.

Christi S. Redd
NOTARY PUBLIC for Oregon

My Commission expires: 11/16/87

BUYERS

Steve Brewer
STEVE BREWER

Deanna Brewer
DEANNA BREWER

STATE OF OREGON)

ss.

County of Klamath)

On this 3rd day of July, 1986, personally appeared the above named Steve Brewer and Deanna Brewer, and acknowledged the foregoing instrument to be their voluntary act and deed.

Christi S. Redd
NOTARY PUBLIC for Oregon

My Commission expires: 11/16/87

11750

SELLER's name and address:

Joyce E. Magnuson
Myrtle Copeland

BUYERS' names and address:

Steve Brewer
Deanna Brewer

After recording return to:

MOUNTAIN TITLE COMPANY OF
KLAMATH COUNTY
407 Main Street
Klamath Falls, OR 97601

Mail tax statements to:

Steve Brewer
Denise Brewer

P.O. Box 497
FORT KLAMATH, OREGON 97626

STATE OF OREGON)

) ss.

County of Klamath)

for

recorder's

use

I certify that the within instrument
was received for record on the 3rd day of
July, 1986, at 11:43
o'clock A.M., and recorded in
book/reel/volume No. M86 on page 11749 or
as document/fee/file/ instrument/microfilm
No. 63361 Record of Deeds of said county.

Evelyn Biehn County Clerk
Name Title
By Bernetha A. Ketch

Fee \$9.00