

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

MEMORANDUM OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 20th day of June, 1986, VICTOR MERLE HASKINS and CAROL LORRAINE HASKINS, husband and wife, appearing therein as Sellers, entered into a contract to sell real property with ROGER H. NELSON and LORETTA M. NELSON, 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 \$55,000.00 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:

Victor Merle Haskins
Carol Lorraine Haskins

Buyers:

Roger H. Nelson
Loretta M. Nelson

STATE OF OREGON)
) ss.
County of Klamath)

Before me this ____ day of June, 1986, personally appeared the above-named Sellers, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Notary Public for Oregon
My Commission Expires: _____

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 28 day of Aug., 1986, personally appeared the above-named Buyers, and acknowledged the foregoing instrument to be their voluntary act and deed.

Charles Rinnels
Notary Public for Oregon
My Commission Expires: 9/23/89

(S.E.A.L.)

285 AUG 27 AM 8 32

Ref: 4070

DESCRIPTION OF PROPERTY

15566

The following described real property situated in Klamath County, Oregon:

Beginning at a point on the North right of way line of the Klamath Falls-Merrill Highway which lies 30 feet West and 33 feet North of the Southeast corner of Section 6, Township 41 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon, and running thence; West along the Northerly right of way line of the Klamath Falls-Merrill Highway a distance of 434.5 feet to an iron pin; thence North parallel to the East section line a distance of 813.5 feet to an iron pin which lies on the Southerly right of way line of the Great Northern Railroad; thence East along the Southerly right of way line of the Great Northern Railroad a distance of 434.5 feet to a point on the Westerly right of way line of the County Road; thence South along the Westerly right of way line of the County Road parallel to the East section line a distance of 809 feet, more or less, to the point of beginning, being in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the following described property: Beginning at a point on the Westerly right of way line of the County Road which is 20 feet South of the point of intersection of the Southerly right of way line of the Great Northern Railroad with the Westerly right of way line of the County Road; thence South along the Westerly right of way line of the County Road parallel to the East section line of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, a distance of 414 feet; thence West parallel to the Southerly right of way line of the Great Northern Railroad a distance of 207 feet; thence North parallel to the East section line of said Section 6, a distance of 414 feet; thence East along the Southerly right of way line of the Great Northern Railroad, a distance of 207 feet, more or less, to the point of beginning in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, in Klamath County, Oregon.

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1985-86, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of the Klamath Irrigation District.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
6. Reservations and Restrictions, including the terms and provisions thereof, as contained in the Right of Way Deed from Malin State Bank, a state banking corporation to Great Northern Railway Company, a corporation, dated June 20, 1931, recorded June 26, 1931, in Volume 95 page 499, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August _____ A.D., 19 36 at 8:30 o'clock A M., and duly recorded in Vol. _____
of _____ Deeds on Page 15565 1186

FEE \$9.00

Evelyn Biehn, County Clerk
By _____