

MYC 17006-L

65759

NOTICE OF CONTRACT

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KNOW ALL MEN BY THESE PRESENTS, that on the 9th day of September, 1986, ETHRIDGE N. POWELL and DELORIS A. POWELL aka ED POWELL and LORIE POWELL, husband and wife, as Vendors and RONALD R. LYALL and TRIA P. LYALL, husband and wife, as Vendees, did enter into a Contract of Sale and purchase of the real property described in Exhibit "A", attached hereto; for the sum of \$112,000.00 payable \$10,000.00 down and the balance of \$102,000.00 in monthly installments of \$895.12 each, including interest at 10% per annum on the deferred balance, the first of said monthly payments to be paid October 9, 1986 with a like payment on the same day of each month thereafter until the full sum, principal and interest shall have been paid; A payment of \$10,000.00 is to be paid on or before August 31, 1987 and the entire balance, both principal and interest, shall be paid on or before October 9, 1986. Vendees have the right to prepay at any time.

DATED this 9th day of September, 1986.

Ronald R. Lyall  
Ronald R. Lyall

Tri P. Lyall  
Tri P. Lyall

Ethridge N. Powell

Deloris A. Powell

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above-named ETHRIDGE N. POWELL and DELORIS A. POWELL aka ED POWELL and LORIE POWELL, husband and wife, as Vendors, and RONALD R. LYALL and TRIA LYALL, husband and wife, as Vendees, acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:

[Signature]  
Notary Public for Oregon  
My Commission Expires: 7/10/89

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NOTICE OF CONTRACT

PROCTOR, BUCKEY & FAIRCLO  
ATTORNEYS AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

## DESCRIPTION SHEET

16276

## Parcel 1:

That portion of Tract A of Harriman Park, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Easterly right of way line of Dugout Lane, which is the most Southerly corner of Lot 3 of said Harriman Park and which is marked with a half-inch iron pin; thence, South  $50^{\circ}14'$  West a distance of 50 feet to the Westerly right of way line of Dugout Lane; thence South  $39^{\circ}46'$  East along said right of way line a distance of 85.5 feet; thence, running South  $88^{\circ}37'$  West on the South line of a private 20 foot wide roadway a distance of 72.4 feet to the true point of beginning of this description; thence, leaving said South line of said roadway and running South  $39^{\circ}52'$  West a distance of 151.2 feet, more or less, to a point which is situated on the North bank of the artificially constructed water channel; thence running on said North bank of said water channel N  $83^{\circ}20'W$  a distance of 75.0 feet; thence leaving said water channel and running North  $43^{\circ}10'$  East a distance of 144.8 feet, more or less, to a point on said South line of said private 20 foot wide roadway; thence, running on said South line of said private 20 foot wide roadway North  $88^{\circ}37'$  East a distance of 72.4 feet, more or less, to the true point of beginning of this description.

## Parcel 2:

That portion of Tract A of HARRIMAN PARK SUBDIVISION, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of that certain tract of land conveyed to Eugene F. Jensen et ux., by Deed recorded in Volume M67 at page 8388 of Klamath County, Oregon Deed Records, which said corner is on the South line of the private 20 foot wide roadway; thence South  $43^{\circ}10'00''$  West along the West line of said Jensen Tract a distance of 144.50 feet, more or less to the Southwest corner of said tract, which said corner is situated on the artificially constructed water channel; thence running on said North bank of said water channel South  $81^{\circ}0'40''$  West a distance of 75.00 feet, more or less, to a one-half inch iron pin, set on the North bank of said water channel; thence North  $41^{\circ}01'41''$  East a distance of 146.90 feet, more or less, to a one-half inch pin set on the South line of said private 20 foot wide roadway; thence North  $85^{\circ}20'00''$  East along the South line of said private roadway a distance of 77.0 feet, more or less, to the point of beginning.

(continued)

(Parcel 2 continued)

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TOGETHER WITH full but non-exclusive right of egress and ingress over the above mentioned private 20 foot wide roadway to Dugout Lane, and together with an easement for utilities 5 feet in width along the South line of said roadway, the North line of said easement being bounded by the South line of the roadway; and

TOGETHER WITH a non-exclusive easement of egress and ingress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, their heirs and assigns the right to use said water channel for the benefit of Grantors' remaining lands in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, and the right to further construct and improve said channel to serve Grantors' said lands.

Return: MTC

Info: Iris P. Lyall  
127 de La Costa Ave.  
Santa Cruz, Ca. 95060

EXHIBIT "A" - Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of  
of September

A.D., 19 86 at 4:15 o'clock P M.. and duly recorded in Vol. M86  
on Page 16275

FEE \$13.00

By Evelyn Biehn, County Clerk