

69908

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Until a change is requested, all tax statements shall be sent to the following address: Wil Melanson & Lucy Melanson

1622J Broadway, Alameda, CA 94501

MTC-17861C  
**MEMORANDUM OF CONTRACT**

KNOW ALL MEN BY THESE PRESENTS, that on the 12th day of December, 1986, FRED W. KOEHLER, JR., appearing therein as Seller, entered into a contract to sell real property with WIL MELANSON and LUCY MELANSON, 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:

Lots 40 and 41 in Block 32 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The South 1/2 Northeast 1/4 Southeast 1/4 and North 1/2 Southeast 1/4; Southeast 1/4 Northwest 1/4 Southeast 1/4 and the East 1/2 Southwest 1/4 Southeast 1/4 lying North of the Rimrock all in Section 2, Township 36 South Range 10 East of the Willamette Meridan, Klamath County, Oregon.

upon the following terms and conditions:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions, including the terms and provisions thereof, contained in Deed of Tribal Property, dated March 20, 1959, recorded March 27, 1959 in Deed Volume 311 page 104, records of Klamath County, Oregon. (Affects Parcel 1)
3. The premises herein described lie within and are subject to the levies and assessments of Nimrod Park Road District. (Affects Parcel 2)
4. Easements as contained in plat dedication to wit: "Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants." (Affects Parcel 2)

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5. Reservations, restrictions and easements as contained in Deed of Tribal Property recorded September 10, 1959 in Deed Volume 315, page 530, Deed Records of Klamath County, Oregon (Affects Parcel 2)

6. Covenants, conditions and restrictions, as set forth in Declaration of Restrictions, recorded March 13, 1967, in Volume M67, page 1751, and Amendment thereto, recorded July 6, 1967 in Volume M67, page 5062, all Microfilm Records of Klamath County, Oregon. (Affects Parcel 2)

7. Any adverse claims based upon the exact location of the Rimrock.

That the Buyers in said contract agreed to pay Seller the sum of \$23,500.00 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.

Seller:

Fred W. Koehler, Jr.  
FRED W. KOEHLER, JR.

STATE OF OREGON )

) ss.

County of Klamath )

Buyers:

WIL MELANSON  
WIL MELANSON

LUCY MELANSON  
LUCY MELANSON

Before me this 29th day of December, 1986, personally appeared the above-named Seller, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Kristi L. Redd  
Notary Public for Oregon

My Commission Expires: 11/16/87

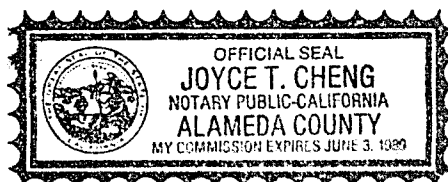
STATE OF CALIFORNIA )

) ss.

County of ALAMEDA )

Before me this 13th day of December, 1986, personally appeared the above-named Buyers and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)



[Signature]  
Notary Public for Oregon, California  
My Commission Expires: JUNE 3, 1989

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Return: MTC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 31st day  
of December A.D., 19 86 at 11:23 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 24216

FEE \$9.00

By Evelyn Biehn, County Clerk