

80374

Aspen Title # M-31493

CONTRACT MEMO

Vol. M87 Page 18504

KNOW ALL MEN BY THESE PRESENTS that THE FEDERAL LAND BANK OF SPOKANE, a corporation, under written contract dated the 12th day of October, 1987, is selling, and LOUIE J. SCHAAFSMA and KATHY A. SCHAAFSMA, husband and wife, are buying the property as described in Exhibit A attached hereto and made a part hereof as if fully written herein, which is situated in Klamath County, Oregon.

True and actual consideration for said contract is \$115,000.00

IN WITNESS WHEREOF Seller has executed this instrument on the 12th day of October, 1987.

Glenn A. Rollag  
The Federal Land Bank Seller  
of Spokane, a corporation

By: Glenn Rollag  
Farm Credit Services  
Senior Credit Officer

STATE OF OREGON }  
County of Klamath ) ss.

October 12, 1987

Personally appeared the above named Glenn Rollag, Senior Credit Officer for The Farm Credit Services and acknowledged the foregoing instrument to be his voluntary act and deed.

Tax Bills To:  
Mr. & Mrs. Louie J. Schaafsma  
3604 Old Midland Rd.  
Klamath Falls, OR  
97601

BEFORE ME:

Wardene J. Aldington  
Notary Public for Oregon  
My Commission Expires: 3-22-89

## EXHIBIT "A"

18505

A tract of land situated in the N<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point of the North line of said Section 3 from which the Northeast corner of said Section 3 bears North 89° 54' 58" East 1857.24 feet; thence South 00° 05' 02" East 30.00 feet, to a 1/2" iron pin on the Southerly right of way line of Old Midland Road; thence continuing South 00° 05' 02" East 108.14 feet to a 1/2" iron pin; thence South 35° 07' 04" West 100.08 feet to a 1/2" iron pin; thence South 16° 46' 10" West 460.58 feet to a 1/2" iron pin in an existing fence; thence North 88° 56' 03" East generally along an existing fence, 1661.74 feet to a 1/2" iron pin; thence continuing North 88° 56' 03" East 19.83 feet to the Westerly right of way line of the U.S.B.R. No. 3 Drain; thence along said drain right of way North 41° 57' 00" West 143.45 feet, North 20° 40' 00" West 560.90 feet to the North line of said Section 3; thence South 89° 54' 58" West 1197.17 feet to the point of beginning, with bearings based on Survey No. 272, as recorded in the office of the Klamath County Surveyor.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Land within the Klamath Basin Improvement District."

3. Subject to the right of the proprietor or a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law, as contained in patent from the United States of America recorded January 9, 1893 in Book 8 at page 63, Deed Records.
4. Acceptance of the terms and conditions of the United States Reclamation Service Extension Act, including the terms and provisions thereof, recorded November 5, 1914 in Book 42 at page 630, Deed Records.

5. Easement, including the terms and provisions thereof:

Dated	:	October 25, 1978
Recorded	:	October 27, 1978
Book	:	M-78
Page	:	24341
In favor of	:	William A. Greene and Jean L. Greene
For	:	Easement to maintain a septic drainfield

6. Easement, including the terms and provisions thereof:

Dated	:	October 25, 1978
Recorded	:	October 27, 1978
Book	:	M-78
Page	:	24343

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7. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

8. 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 12th day  
of October A.D., 19 87 at 2:32 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 18504.

FEE \$15.00

Evelyn Biehn, County Clerk  
By Am Smith

Return to:  
Federal Land Bank  
6350 S. 6th St.  
Klamath Falls, OR  
97603