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K-40082

MEMORANDUM OF CONTRACT OF SALE

DATED: November 23, 1987

BETWEEN: LOUISE M. HEIDERER, Personal Representative Estate of John A. Heiderer, deceased, SELLER

AND: BYRON F. BALCOM and DIANE D. BALCOM, husband and wife, PURCHASER

Pursuant to a Contract of Sale dated November 23, 1987, Seller sold to Purchaser the following-described real property in Klamath County, Oregon:

A parcel of land situated in Government Lots 6 and 7, Section 33, Twp. 38 S.R. 9 E.W.M., being the Southerly portion of that tract of land conveyed to Juckeland Motors, Inc., by Weyerhaeuser Company and described in Deed Volume M65 page 110, Klamath County Deed records as shown on record of Survey No. 1072, as recorded in the office of the Klamath County Surveyor, said parcel being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southwest corner of the above tract of land as described in said Deed Volume M65 page 110, said point also being the Southeast corner of that tract conveyed by Weyerhaeuser Company to Crater Lake Machinery Company by Deed dated August 17, 1950; thence southeasterly along the arc of a curve to the left to its intersection with the Northerly right of way line of the O.C. & E. Railway (the long chord of the last course bears South 45 degrees 20 minutes 03 seconds East a distance of 119.70 feet by said record of Survey No. 1072 and bears South 47 degrees 13 minutes 30 seconds East a distance of 122.18 feet by deed record); thence South 51 degrees 04 minutes East along said right of way line 170.46 feet; thence North 43 degrees 38 minutes East 180.00 feet; thence North 55 degrees 22 minutes West 287.42 feet to a point on the Westerly line of said tract of land as conveyed to Juckeland Motors, Inc.; thence South 34 degrees 48 minutes West 146.33 feet to the point of beginning, containing 1.10 acres, more or less; with bearings based on said recorded Survey No. 1072.

The true and actual consideration for this conveyance stated in dollars is the sum of $100,000.00.

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SELLER: ESTATE OF JOHN A. HEIDERER, Deceased.

By: Louise M. Heiderer
LOUISE M. HEIDERER, Personal Representative

STATE OF OREGON)
)ss.
County of Klamath)

On this 23rd day of November, 1987, personally appeared before me the above named LOUISE M. HEIDERER and acknowledged the foregoing signature to be her voluntary act and deed as Personal Representative of the Estate of John A. Heiderer, deceased.

Robert D. Brown
Notary Public for Oregon
My Commission Expires: 10/9/88

PURCHASER:

Byron F. Balcom
BYRON F. BALCOM

STATE OF OREGON)
)ss.
County of Klamath)

On this 23rd day of November, 1987, personally appeared before me the above named BYRON F. BALCOM and acknowledged the foregoing signature to be his voluntary act and deed.

Robert D. Brown
Notary Public for Oregon
My Commission Expires: 10/9/88

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PURCHASER:

Diane D. Balcom
DIANE D. BALCOM

STATE OF OREGON)
)ss.
County of Klamath)

On this 23rd day of November, 1987, personally appeared before me the above named DIANE D. BALCOM and acknowledged the foregoing signature to be her voluntary act and deed.

ROBERT D. DUVIN
NOTARY PUBLIC

Robert D. Duvin
Notary Public for Oregon
My Commission Expires: 10/9/88

Until further notice, all tax statements should be sent to the following address:

1803 Kimberly Drive, Klamath Falls, OR 97601

Return to: Boivin & Uerlings, P.C.
110 N. 6th St, Suite 209
Klamath Falls, Or. 97601

ESTATE OF JOHN A. HEIDERER, DECEASED
MEMORANDUM OF CONTRACT OF SALE
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 23rd day of November A.D., 19 87 at 4:10 o'clock P M., and duly recorded in Vol. M87, of Deeds on Page 21218.

FEE $15.00

Evelyn Biehn, County Clerk
By