

MEMORANDUM OF CONTRACT

DATED: NOVEMBER 23, 1987

BETWEEN: THEODORE E. DICKEN

SELLER

AND: CLINT E. PACE and
KAREN I. BIRD, Husband
and Wife,

PURCHASERS

Pursuant to a Contract of Sale dated NOVEMBER 23, 1987, Sellers sold to Purchasers the following described real property located in Klamath County, Oregon, to-wit:

See "Exhibit A" attached hereto and incorporated by reference herein.

NOTE: 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.

The true and actual consideration for this conveyance stated in dollars is the sum of \$15,000.00.

THEODORE E. DICKEN
Seller

CLINT E. PACE
Purchaser

KAREN I. BIRD
Purchaser

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named THEODORE E. DICKEN and acknowledged the foregoing instrument to be his voluntary act and deed.

DATED before me this 23rd day of NOVEMBER, 1987.

Susan C. Creel
NOTARY PUBLIC FOR OREGON

My Commission Expires: 6-21-88

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named CLINT E. PACE and KAREN I. BIRD and acknowledged the foregoing instrument to be their voluntary act and deed.

DATED before me this 24th day of NOVEMBER, 1987.

Susan C. Creel
NOTARY PUBLIC FOR OREGON

My Commission Expires: 6-21-88

ALL TAX STATEMENTS SHALL BE SENT TO:

Clint E. Pace &
Karen I. Bird
7849 Hwy. 140 E.
Klamath Falls, Oregon 97601
after recording return to:
KCTC

AFTER RECORDING, RETURN TO:

KCTC - Collection

"EXHIBIT A"

21298

Parcel 1 of Major Land Partition No. 18-87

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 30.00 feet; thence West 828.00 feet; thence S. 89°59'46" W. 128.00 feet; thence North 36.11 feet to the Southeast corner of that tract of land described in Volume M79, page 18246 of the Klamath County Deed Records; thence S. 89°59'46" W. 245.00 feet to the Southwest corner of said tract of land; thence North 853.52 feet to the True Point of Beginning; thence continuing North 110.38 feet to the Northwest corner of said tract of land described in Volume M79, page 18246; thence N. 89°59'46" E. 245.00 feet to the Northeast corner of said tract of land described in Volume M79, page 18246; thence South 239.61 feet; thence, along the Northerly edge of the Enterprise Irrigation District Irrigation Canal, S. 89°40' W. 16.97 feet, N. 84°17' W. 91.43 feet, N. 78°05' W. 52.13 feet, N. 66°53' W. 35.30 feet and N. 29°16' W. 109.57 feet to the True Point of Beginning, containing 1.20 acres and with bearings based on record of survey No. 2993, Major Land Partition No. 18-87.

TOGETHER WITH an easement 30 feet in width thru Parcel 2 of said Major Land Partition No. 18-87, more particularly described as follows:

An easement 30 feet in width lying Northerly and Easterly of the following described line. Beginning at the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, T. 39 S., R. 10 E.W.M., Klamath County, Oregon; thence North 30.00 feet; thence West 828.00 feet; thence S. 89°59'46" W. 128.00 feet; thence North 36.11 feet to the Southeast corner of that tract of land described in Volume M79, page 18246 of the Klamath County Deed Records; thence S. 89°59'46" W. 50.00 feet to the True Point of Beginning of said easement; thence along the South and West line of that tract described in said Volume M79, page 18246, S. 89°59'46" W. 195.00 feet and North 853.52 feet with bearings based on Recorded Survey No. 2993.

FURTHER SUBJECT TO:

- 1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder;
- 2) Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;
- 3) Rules, regulations, liens, and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.
- 4) Terms and provisions in Deed from Robert L. Horton and Louisa L. Horton, husband and wife, and Don Kenyon and Elva Kenyon, husband and wife to the State of Oregon, by and through its Department of Transportation, Highway Division, dated May 14, 1974, recorded July 16, 1974, in Volume M74, page 8671, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 25th day of November A.D. 19 87 at 9:19 o'clock AM., and duly recorded in Vol. M87 of Deeds on Page 21297.

FEE \$10.00

By Evelyn Biehn County Clerk [Signature]