

MTC-19254P

MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 10th day of February, 1988, PATRICIA FRANKENBERY WARNER, who took title as Patricia I. Frankenbery, as Seller, and KLAMATH BUSINESS SERVICES, a Domestic Trust, as Buyer, made and entered into a certain Land Sale Contract wherein said Seller agreed to sell to said Buyer, and the latter agreed to purchase from the former, the fee simple title in and to that certain real property in Klamath County, State of Oregon, legally described on Exhibit "A", attached hereto and incorporated herein by reference as if fully set forth.

The true and actual consideration for the transfer, set forth in said contract, is EIGHTY-ONE THOUSAND SEVEN HUNDRED THIRTY-FIVE and 15/100THS DOLLARS (\$81,735.15), payable \$11,735.15 cash on the signing of said contract, and the balance payable in monthly installments as set forth therein.

IN WITNESS WHEREOF, the said Buyer and Seller have executed this memorandum this 11th day of February, 1988.

BUYER:

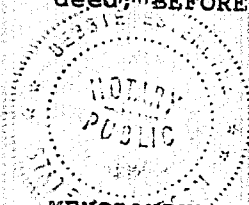
KLAMATH BUSINESS SERVICES

By: S. Dean StogsdillBy: Dhyllis A. StogsdillSELLER:

Patricia Frankenbery Warner
Patricia Frankenbery Warner

STATE OF OREGON/County of Josephine) ss.

PERSONALLY APPEARED the above-named PATRICIA FRANKENBERY WARNER and acknowledged the foregoing instrument to be her voluntary act and deed, BEFORE ME this 11th day of February, 1988.



Debbie Esterline
NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-29-89

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STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED the above-named S. Dean Stogsdill and Dhyllis A. Stogsdill, who, being duly sworn, each for himself and not one for the other, did say that the former is the General Manager and that the latter is the Secretary of Klamath Business Services, a domestic Trust, and that said instrument was signed and sealed in behalf of said Trust by authority of its trustee, and each of them acknowledge said instrument to be its voluntary act and deed.

BEFORE ME this 17th day of Feb., 1988.

Kimela Spence
NOTARY PUBLIC FOR CALIFORNIA - OREGON
My Commission Expires: 8/16/88

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200 FEB 17 AM 10 50

SELLER'S NAME AND ADDRESS:
Patricia Frankenbery Warner
313 Verna Lane
Grants Pass, OR 97527

BUYERS' NAME AND ADDRESS:
Klamath Business Services
4444 Lombard Dr.
Klamath Falls OR 97603

AFTER RECORDING, RETURN TO:
Mountain Title Company

Until a Change is Requested,
Tax Statements Should be Sent
To:

Klamath Business Services
4444 Lombard Dr.
Klamath Falls, OR 97603

STATE OF OREGON)
County of Klamath) ss.

I certify that the within in-
strument was received for
record on the _____ day of
_____, 198____, at
_____ o'clock _____.M., and
recorded in Book _____ on
Page _____ or as File Reel
Number _____, Record of
Deeds of said County.

WITNESS my hand and seal of
County affixed.

Recording Officer

By:

Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

2260

PARCEL 1:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 495 feet East of the Southwest corner thereof; thence North and parallel to the West line of said SE1/4 NW1/4 a distance of 178 feet to the Southwest corner of the tract herein described, being the true point of beginning; thence East and parallel with the North line of said SE1/4 NW1/4, 82 1/2 feet; thence North and parallel with the West line of said SE1/4 NW1/4, 42 feet; thence West and parallel with the said North line of SE1/4 NW1/4, 82 1/2 feet; thence South and parallel with said West line of SE1/4 NW1/4, 42 feet to the true point of beginning, EXCEPTING THEREFROM the West 25 feet of said tract conveyed for road purposes.

Tax Account No.: 3909 02BD 4600

PARCEL 2:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 NW1/4 of said Section 2, 495 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; thence East along the South boundary line of SE1/4 NW1/4 of said Section 2, 82 1/2 feet; thence North and parallel to the West line of said SE1/4 NW1/4 of Section 2, 178 feet; thence West and parallel to the North line of said SE1/4 NW1/4 of said Section 2, 82 1/2 feet; thence South and parallel to the West line of said SE1/4 NW1/4 of said Section 2, 178 feet to the place of beginning; EXCEPTING that portion of the above described tract lying within the boundaries of South Sixth Street adjacent on the South and EXCEPTING that portion lying within the boundaries of Hope Street adjacent on the West.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through the State Highway Commission in Deed Volume M65 at page 4730, Microfilm Records of Klamath County, Oregon

Tax Account No.: 3909 02BD 4500

PARCEL 3:

A parcel of land situate in the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 of NW1/4 of Section 2, 577 1/2 feet East of the SW corner of said SE1/4 of NW1/4 of Section 2; thence East along the South boundary line of said SE1/4 of NW1/4 of said Section 2, 82 1/2 feet; thence North and parallel to the West line of said SE1/4 of NW1/4 of said Section 2, 220 feet; thence West and parallel to the North line of said SE1/4 of NW1/4 of said Section 2, 82 1/2 feet; thence South and parallel to the West line of said SE1/4 of NW1/4 of said Section 2, 220 feet to the place of beginning; SAVING AND EXCEPTING THEREFROM, that portion deeded to the State of Oregon in Deed Volume 352 on page 308, Records of Klamath County, Oregon, for the Dalles-California Highway.

Tax Account No.: 3909 02BD 4400

SUBJECT TO contracts and/or liens for irrigation and/or drainage, *the schedule of exclusions from coverage, together with any schedules contained in standard title policies, * reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of South Suburban Sanitary District.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Interprise Irrigation.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Klamath Project.

ALSO SUBJECT TO the terms and provisions of Road Agreement:

Dated: October 1, 1925
 Recorded: March 1, 1926
 Volume: 69, Page 331, Deed Records of Klamath County, Oregon.
 From: A.L. Paul, et ux
 To: J. H. Caldwell, et ux

ALSO SUBJECT TO a 20 foot easement off the West side for use as a driveway as evidenced by instrument, recorded May 2, 1956 in Volume 282 at Page 562, Deed Records of Klamath County, Oregon. (Affects Parcel 2)

ALSO SUBJECT TO Grant of Roadway, subject to the terms and conditions thereof:

Dated: August 20, 1963
 Recorded: March 23, 1964
 Volume: 351, Page 635, Deed Records of Klamath County, Oregon

(Affects Parcel 1)

ALSO SUBJECT TO limited access provisions contained in Deed to the State of Oregon, by and through it's State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property:

Recorded: April 14, 1964
 Volume: 352, Page 308, Deed Records of Klamath County, Oregon

(Affects Parcel 3)

ALSO SUBJECT TO slope easement as set out in instrument:

Entered: April 10, 1964
 Recorded: April 14, 1964
 Volume: 352, Page 308, Deed Records of Klamath County, Oregon

(Affects Parcel 3)

ALSO SUBJECT TO Grant of Right-of-Way, subject to the terms and provisions thereof:

Dated: March 3, 1965
 Recorded: March 26, 1965
 Volume: 360, Page 338, Deed Records of Klamath County, Oregon.

By and Between: Lewis J. Frankenbery and Patricia I. Frankenbery, husband and wife, and Pacific Power & Light Company, a Maine corporation.
 (Affects Parcel 2)

ALSO SUBJECT TO Limited access provisions contained in Deed to the State of Oregon, by and through it's State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: December 16, 1965

Volume: M65, Page 4730, Microfilm Records of Klamath County, Oregon.

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(Affects Parcel 2)

ALSO SUBJECT TO Slope Easement as set out in instrument:

Entered: December 6, 1965

Recorded: December 16, 1965

Volume: M65, Page 4730, Microfilm Records of Klamath County, Oregon.

(Affects Parcel 2)

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 Mountain Title Company the 17th day
of February A.D., 19 88 at 10:50 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 2258

FEE \$25.00

Evelyn Biehn, County Clerk
By Ram Smith