

84678

Aspen # M-31628

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MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 18th day of February, 1988, DIANE J. MORTON as Seller, and JAMES R. ROACH, SR. and T. VIRGINIA ROACH, husband and wife, as Buyers, 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 the following described real property in Klamath County, State of Oregon, to-wit:

All that part of the SE1/4SW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of Crescent Creek and Westerly of Highway #58 known as Willamette Highway, EXCEPTING that portion deeded to Frederic E. Kerns, et ux., in Deed Volume 346 at page 343, Records of Klamath County, Oregon, and ALSO EXCEPTING that portion lying within the boundary of Brewers Ranchos, FURTHER EXCEPTING that portion deeded to Frederick E. Kerns, et ux., by deed dated September 6, 1970 and recorded in M-70 at page 8578, Records of Klamath County, Oregon.

TOGETHER WITH all improvements on said real property presently existing or which may be hereafter added to said real property.

ALSO TOGETHER WITH equipment, fixtures and inventory located on the said real property.

The true and actual consideration for the transfer, set forth in said contract, is ONE HUNDRED TWELVE THOUSAND EIGHT HUNDRED AND NO/100THS DOLLARS (\$112,800.00), payable \$40,000.00 cash on the signing of said contract, and the balance payable in monthly installments as set forth therein. The Land Sale Contract also refers to the Sellers' interest in certain personal property, which said personal property is referred to and also the collateral for a certain Conditional Sales Contract and Security Agreement of even date.

IN WITNESS WHEREOF, the said Buyer and Sellers have executed this memorandum this 18th day of February, 1988.

BUYERS:

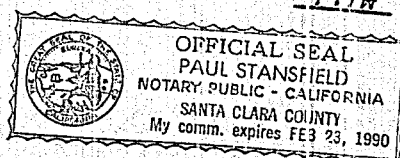
James R. Roach, Sr.
James R. Roach, Sr.
T. Virginia Roach
T. Virginia Roach

SELLER:

Diane J. Morton
Diane J. Morton

STATE OF CALIFORNIA/County of Santa Clara) ss.

PERSONALLY APPEARED the above-named DIANE J. MORTON and acknowledged the foregoing instrument to be her voluntary act and deed; BEFORE ME this 19th day of February, 1988.



Paul Stansfield
PAUL STANSFIELD
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: FEB. 23, 1990

STATE OF CALIFORNIA/County of Klamath) ss.

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PERSONALLY APPEARED the above-named James R. Roach, Sr., and T. Virginia Roach, and acknowledged the foregoing instrument to be their voluntary act and deed; BEFORE ME this 18th day of February, 1988.

Harlene L. Anderson
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: 3-22-89

SELLER'S NAME AND ADDRESS:

Diane J. Morton
2322 Thompson Place
Santa Clara, CA 95050

BUYERS' NAME AND ADDRESS:

James R. Roach, Sr.
T. Virginia Roach

P.O. Box 7
Crescent Lake, Oregon 97425
AFTER RECORDING, RETURN TO:
Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, OR 97601

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

James R. Roach, Sr. & T. Virginia Roach
P.O. Box 7
Crescent Lake, Oregon 97425

STATE OF OREGON)

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of February, 1988, at 11:23 o'clock A.M., and recorded in Book M88 on Page 2716 or as File Reel Number 84678, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By: Dan Smith

Deputy

Fee: \$10.00