

85580

MEMORANDUM OF CONTRACT OF SALE

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DATED THIS 16TH DAY OF MARCH, 1988.

BETWEEN: Kenneth L. Parks SELLER

AND

Donald S. Parks PURCHASER

Pursuant to a Contract of Sale dated the 15th day of March 1988, Seller sold to Purchaser the following-described real property located in Klamath County, Oregon:

Lot 8, Block 1, TRACK NO. 1052, CRESCENT PINES, according to the plat of record in the office of the County Clerk, Klamath County, State of Oregon.

The property described above is subject only to the following encumbrances:

An easement as disclosed by Warranty Deed recorded April 18, 1966, in Book M-66, page 3345, from Donald P. Menefee and Leah C. Menefee to D. Richard Hammersley, over the Westerly 25 feet of the property: and

A land sale contract executed by Glenn J. Chapman and Arlene Chapman dated December 4, 1981, in which they sold all of their right, title, and ownership interest in the above described property to Kenneth L. Parks, subject to his payments of the obligations contained in said contract.

Subject to the NEW RESERVATION OF:

A 25 FOOT BY 175 FOOT PERPETUAL EASEMENT LOCATED IMMEDIATELY ADJACENT TO THE SOUTHERN BOUNDARY LINE OF THE PROPERTY. SAID EASEMENT SHALL BE NONEXCLUSIVE AND APPURTENANT TO REAL PROPERTY LOCATED IN KLAMATH COUNTY, OREGON, THE LEGAL DESCRIPTION OF WHICH IS ATTACHED HERETO AS EXHIBIT A. THE OWNER OF THE EASEMENT AND THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO PERMIT USE OF THE EASEMENT BY OTHERS, INCLUDING ANY PERSONS NAMED BY SELLER.

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The true and actual consideration for this conveyance stated in dollars is the sum of \$7,500.

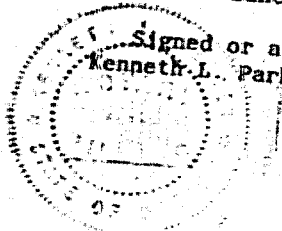
SELLER:

BUYER:

STATE OF OREGON )

County of Lane )

ss.



Signed or attested before me on this 16th day of March, 1988, by  
Kenneth L. Parks and Donald S. Parks.

[Signature]  
Notary Public for Oregon  
My commission expires 5/4/91

#### TAX STATEMENTS

Until further notice, all tax statements should be sent to the following address: DONALD PARKS, P.O. Box 242, Lowell, Oregon 97452.

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KENNETH J. DRESSER

Attorney at Law

P.O. Box 438

Pleasant Hill, OR 97453

EXHIBIT A.

A tract of land situated in NW1/4 and the NE1/4 of SE1/4 of Sec. 18, Twp 24 S.R.7. E.W.M., more particularly described as follows:

Beginning at a point which is S 01°00'51"W 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE1/4 and the SE1/4 of said Sec. 18; thence South 1080.0 feet along the so called "false 1/16th line" which lies within the NE1/4 and is East of the common 1/16 line between the NW1/4 and NE1/4 of SE1/4 of said Sec. 18 to the point of beginning; thence West 272.10 feet to a point; thence continuing West 64 feet more or less to the flow line of Crescent Creek; thence Northerly 120 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet more or less North of the South line of said tract; thence East 45 feet, more or less, to a point; thence continuing East 285.40 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning;

Subject to reservation of the Easterly 25 feet for roadway and utility purposes; together with a perpetual easement for roadway and utility purposes to and from said tract along the Northerly 25 feet of SE 1/4 of NE1/4 of said Sec. 18 West of the Willamette Highway, also the Westerly 25 feet along the line in the SE1/4 of NE1/4 of said Sec. 18 which bears N. 00°18'41"E. from a point located S. 01°00'51" W. 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE1/4 and the SE1/4 of said Sec. 18, also the Westerly 25 feet along the said "false 1/16th line" within the NE1/4 of SE1/4 of said Sec. 18, Twp. 24S.R.7 E.W.M., in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 25th day  
of March A.D. 19 88 at 11:40 o'clock A.M., and duly recorded in Vol. M88  
of \_\_\_\_\_ Deeds on Page 4169.

Evelyn Biehn, County Clerk  
By P. Smith

FEE \$15.00