

85998

Vol. 1788 Page 5005**MEMORANDUM OF CONTRACT OF SALE**DATED: APRIL 1, 1988

BETWEEN: HAC FARMS, INC., an Oregon Corporation

SELLER

and

HAROLD A. CAMPBELL, an Individual

AND: T &amp; V CORP. an Oregon Corporation

PURCHASER

Pursuant to a Contract of Sale dated APRIL 1, 1988, Seller sold to Purchaser the following-described real property located in Klamath County, Oregon:

attached as Exhibit "A"

The true and actual consideration for this conveyance stated in dollars is the sum of \$300,000.00.

SELLER:

HAC FARMS, INC.,

BY: Harold A. Campbell

Harold A. Campbell

Harold A. Campbell

Harold A. Campbell

PURCHASER:

T &amp; V CORP

BY: T.J. Shaw

T.J. Shaw

President

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

T&V Corp  
c/o Rusth & Spires  
409 Pine  
Klamath Falls, Oregon 97601

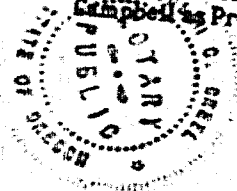
21 2 APR 7 PM '88

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STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on APRIL 1, 1988 by Harold A. Campbell as President of HAC FARMS, INC.



Susan C. Creel  
Notary Public for Oregon  
My Commission Expires: 6-21-88

STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on APRIL 1, 1988 by Harold A. Campbell.

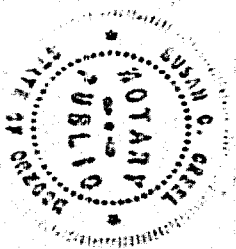


Susan C. Creel  
Notary Public for Oregon  
My Commission Expires: 6-21-88

STATE OF OREGON

County of Klamath

This instrument was acknowledged before me on APRIL 7, 1988 by T.J. Shaw as President of T & V CORP.



Susan C. Creel  
Notary Public for Oregon  
My Commission Expires: 6-21-88

# DESCRIPTION OF PROPERTY

5007

The following described real property situate in Klamath County, Oregon:

## PARCEL 1:

Township 38 South, Range 9 E.W.M.

- Section 22: E $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 23: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , W $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ , E $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$
- Section 25: W $\frac{1}{4}$ , W $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 26: E $\frac{1}{4}$ , NW $\frac{1}{4}$ , E $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{4}$ W $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 27: E $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 36: W $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$

Township 38 South, Range 10 E.W.M.

- Section 31: SW $\frac{1}{4}$ SW $\frac{1}{4}$

Township 39 South, Range 10 E.W.M.

- Section 6: NW $\frac{1}{4}$ , and that portion of SW $\frac{1}{4}$  described as follows:  
Beginning at a point on the East line of the SW $\frac{1}{4}$  of said said Sec. 6, which point is the intersection of said East line and the East West 1/16 line in said SW $\frac{1}{4}$ ; thence South along said East line of Sec. 6 a distance of 414 feet to a point; thence North 60°34' West 1922.5 feet to the Northeastly boundary line of Skyline View, a platted subdivision, thence along the Northeastly boundary of Skyline View, as follows: North 32°59' West 548.9 feet to a point; thence North 63°3' West 680.2 feet to a point; thence North 0°27' West 25.6 feet to the North line of SW $\frac{1}{4}$  of Section 6; thence East along said North line to the NE corner of the SW $\frac{1}{4}$  of said section; thence South along the East line of the SW $\frac{1}{4}$  to the point of beginning.

PARCEL 2:

5008

Township 38 South, Range 9 E.W.M.

Section 22: SE $\frac{1}{4}$ NE $\frac{1}{4}$

Section 23: W $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 36: That portion of the S $\frac{1}{2}$  lying easterly of the Second and Third Addition to Moyina Subdivisions,

EXCEPTING therefrom those parcels conveyed to El Paso Natural Gas Co. by various deeds recorded October 12, 1961, in Deed Volume 333 at page 141 and recorded December 1, 1961, in Deed Volume 334 page 150, all records of Klamath County, Oregon.

ALSO EXCEPTING: A 100.0 foot by 100.0 foot parcel of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 36, T. 38 S.R. 9 E.W.M. being more particularly described as follows: Beginning at a point on the Northeasterly boundary of the Third Addition to Moyina (Tract #1003), a platted portion of Klamath County, from which the "Initial Point" of said plat bears S. 42°49'59" E. 46.00 feet distant; thence N. 47°10' E. 80.0 feet to the true point of beginning; thence N. 42°50' W. 75.0 feet; thence N. 47°10' E. 100.0 feet; thence S. 42°50' E. 100.0 feet; thence S. 47°40' W. 100.0 feet; thence N. 42°50' W. 25.00 feet to the true point of beginning.

ALSO EXCEPTING: A tract of land situated in the SE $\frac{1}{4}$  of Section 36, T. 38 S.R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the South  $\frac{1}{4}$  corner of said Section 36; thence N. 27°17'03" E. 1513.88 feet to a 2-inch galvanized iron pipe marking the initial point of Tract 1003-Third addition to Moyina; thence S. 16°15'45" E. 292.23 feet to a spike on the Easterly line of said Tract 1003; thence N. 38°37'25" E. 618.45 feet to a  $\frac{1}{4}$  inch iron pin marking the true point of beginning of this description; thence N. 39°42'35" W. 87.48 feet; thence N. 38°37'25" E. 125.00 feet; thence S. 39°42'35" E. 148.74 feet; thence S. 38°37'25" W. 125.00 feet; thence N. 39°42'35" W. 61.26 feet to the true point of beginning.

EXHIBIT "A"

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1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1987-88 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

2. Right of Way for pole and wire line, including the terms and provisions thereof, from P. C. Carlson to The Pacific Telephone and Telegraph Company, a California Corporation, dated June 2, 1942, and recorded August 1, 1942, on page 48 of Vol. 149, records of Klamath County, Oregon.

3. Right of way for roadway and pole line, including the terms and provisions thereof, from Edith Smith, Stanley C. Smith, DeWitt Smith, Edith Hale, Sabina Smith (now Sabina Hofmann), to The Pacific Telephone and Telegraph Company, a California corporation, dated June 17, 1942 recorded August 1, 1942, in Vol. 149 of Deeds, page 50, records of Klamath County, Oregon.

4. Right of Way for pole line including the terms and provisions thereof, given by A. R. Campbell, et al to The California Oregon Power Company, a California corporation, dated October 31, 1953, recorded November 8, 1953, on page 26 of Volume 264 of Deeds, records of Klamath County, Oregon.

5. Right of Way for pole line including the terms and provisions thereof, given by A. R. Campbell et al, to The California Oregon Power Company, a California Corporation, dated November 4, 1953 and recorded November 9, 1953, on page 28 of Volume 264, records of Klamath County, Oregon.

6. Right of Way and easement, including the terms and provisions thereof, executed by A. R. Campbell et al, to El Paso Natural Gas Company, a corporation, dated September 19, 1961, recorded October 11, 1961, on page 118 of Volume 333 of Deed Records of Klamath County, Oregon.

7. Right of Way, including the terms and provisions thereof, executed by A. R. Campbell et al to El Paso Natural Gas Company, a corporation dated September 29, 1961, recorded October 12, 1961, Volume 333 of Deeds, page 143, records of Klamath County, Oregon.

8. Reservations of Sub-surface rights including the terms and provisions thereof, to the State of Oregon, dated July 21, 1944, recorded July 28, 1944, in Deed Volume 167 page 37 records of Klamath County, Oregon. (Effects SE¼NW¼ and SW¼SE¼ OF Section 23/38/9 only)

9. Easement, including the terms and provisions thereof, to Skyline View District Improvement Company for pipe line, water storage tank, and access, dated June 10, 1958, recorded June 16, 1958 in Deed Volume 300 on page 143, records of Klamath County, Oregon.

10. Easement, including the terms and provisions thereof, recorded November 8, 1972 in Deed Volume M-72 on page 12891, to Skyline View District Improvement Company for water tanks and rights of ingress and egress.

11. Easement, including the terms and provisions thereof, given by Harold A. Campbell to Southern Oregon Broadcasting Company, dated September 12, 1973 and recorded October 7, 1973 in M-73 on page 13497, records of Klamath County, Oregon.

12. Agreement for easement, including the terms and provisions thereof, given by Harold A. Campbell to George F. Crain and Lucille Crain, dated April 4, 1974 and recorded April 4, 1974, in M-74 on page 4137, records of Klamath County, Oregon.

13. Easement, including the terms and provisions thereof, by Harold A. Campbell to Southern Oregon Broadcasting Company, dated January 7, 1976, and recorded January 21, 1976 in M-76 on page 977, records of Klamath County, Oregon.

14. Agreement, including the terms and provisions thereof, between City of Klamath Falls, and Basin View Development Co., dated January 2, 1979 and recorded January 5, 1979 in M-79 on page 456, records of Klamath County, Oregon, pertaining to the development of said property.

Said Agreement was re-recorded January 30, 1979 in M-79 on page 2453, records of Klamath County, Oregon.

By Amended Agreement, recorded March 7, 1979 in M-79 page 5113, records of Klamath County, Oregon, said agreement was amended.



15. Easement, including the terms and provisions thereof, given by Harold A. Campbell to First Addition to Moyina Improvement District dated January 8, 1973 and recorded January 17, 1973 in M-73 on page 595, and re-recorded August 26, 1974 in M-74 on page 10334, records of Klamath County, Oregon.
16. Easement, including the terms and provisions thereof, given by Harold Campbell to Moyina Heights Water Company, dated March 17, 1976 and recorded March 31, 1976, in M-76 on page 4501, records of Klamath County, Oregon.
17. Easement, including the terms and provisions thereof, given by Harold A. Campbell to Skyline View District Improvement Company, dated June 30, 1975, and recorded July 1, 1975 in M-75 on page 7457, records of Klamath County, Oregon.
18. Release, including the terms and provisions thereof, given by Harold A. Campbell to Skyline View District Improvement Company, dated June 30, 1975 and recorded July 1, 1975 in M-75 on page 7458, records of Klamath County, Oregon.

Return to: KCTC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 7th day  
of April A.D. 19 88 at 2:21 o'clock P M., and duly recorded in Vol. M88,  
of Deeds on Page 5005.

Evelyn Biehn County Clerk  
By Bernetha A. Hirsch

FEE \$30.00