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Vol. m88 Page 19910MTC-20690 P  
MEMORANDUM OF CONTRACT

THIS INDENTURE, made and entered into this 23rd day of Nov., 1988, by and between DALE WOODS and KARENA WOODS, husband and wife, (hereinafter called Seller), and JEFFERY C. KELLEY and BOBBIE E. KELLEY, husband and wife, (hereinafter called Buyer);

## WITNESSETH:

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated 11-23-88, 1988, wherein Seller has agreed to sell and Buyer has agreed to buy, all of the following described real property situated in Klamath County, State of Oregon:

## SEE ATTACHED LEGAL DESCRIPTION

Subject to the following:

1. Taxes for the fiscal year 1988-1989, a lien, not yet due and payable.

2. The premises herein described are within and subject to the statutory powers, includign the power of assessment, of Klamath Project and Klamath Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Reservations and restrictions in Deed from A.L. Wishard and Erma M. Wishard, husband and wife, to M. Edith Coseboom, recorded on page 376 of Volume 68 of Deeds, Records of Klamath County, Oregon, as follows:

"...the said M. Edith Coseboom for her heirs, executors, administrators and assigns does hereby covenant and agree to and with A.L. Wishard and Erma M. Wishard, their hereins, executors, administrators and assigns, as follows, to wit: that she will not at any time hereafter construct upont he lands hereinbefore described andy buildings of any kind or description whatsoever, at a distance of less than 20 feet from Third Avenue nd Third Street, and that she will not construct or erect upon the lands hereinbefore describeda and dwelling or house which is of a value of less than \$2,000.00. The right is hereby reserved to enter on and construct irrigation ditches and divert irrigation water along the property lines of the land hereinbefore described."

5. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: March 22, 1979

Recorded: March 29, 1979

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Volume: M79, page 6917, Microfilms Records of Klamath County,  
Oregon  
Amount: \$20,800.00  
Grantor: Craig d. Woods and Melanie M. Woods, husband and wife  
Trustee: D.L. Hoots  
Beneficiary: Security Savings and Loan Association

The beneficial interest under said Trust Deed was assigned  
by instrument,  
Dated: May 22, 1981  
Recorded: May 29, 1981  
Volume: M81, pge 9603, Microfilm Records of Klamath County,  
Oregon  
To: American Savings and Loan Association, a Utah Savings  
and Loan under the name of Willamette Savings and Loan  
Association

WHEREAS, said contract has provided for the sale of certain  
real property therein described; and,

WHEREAS, said contract provides, among other things, that  
upon payment of the sum of TWENTY-NINE THOUSAND AND NO/100  
DOLLARS (\$29,000.00) allocated to the real property, Seller will  
convey to Buyer the above described real property by Warranty  
Deed;

NOW, THEREFORE, the parties agree that the within Memorandum  
is executed for the purpose of memorializing of record the  
execution of the contract aforesaid.

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.

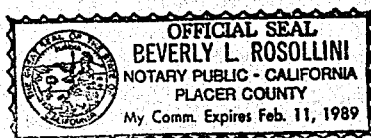
IN WITNESS WHEREOF, the parties have hereunto set their hands  
the day and year first above written.

SELLER  
Dale O. Woods  
Karen A. Woods  
calif AR  
STATE OF OREGON ) 11-22-88  
Placer ) ss.  
County of Klamath)

BUYERS  
Jeffrey C. Kaffey  
Robert C. Belley

On this 22 day of Nov, 1988, personally appeared  
DALE O. WOODS and KARENA WOODS, and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Beverly L. Rosollini 13 R  
Notary Public for Oregon Calif 11-22-88  
My Commission expires: 2-11-89



STATE OF OREGON )  
 ) ss.  
County of Klamath)

19912

On this 3rd day of November, 1988, personally appeared  
JEFFERY C. KELLEY and BOBBIE E. KELLEY, and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Danella Spencer  
Notary Public for Oregon

My Commission expires: 8-16-92

Seller's name and address:

Dale O & Karen A Woods  
164 Lower Circle  
Shass Valley CA 95949

Buyer's name and address:

Jeffery C & Bobbie E. Kelley  
3004 Bisbee  
Klamath Falls OR 97603

After recording return to:

Mountain Title Company  
407 Main Street  
Klamath Falls, OR 97601

Mail tax statements to:

Buyer  
3004 Bisbee  
Klamath Falls OR 97603

STATE OF OREGON )  
 ) ss.  
County of Klamath )

I certify that the within instrument was  
received for record on the \_\_\_\_\_ day of \_\_\_\_\_,  
1987, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as  
document/fee/file/instrument/microfilm No. \_\_\_\_\_,  
Record of Deeds of said County.

Name

Title

By \_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of Lots 19 and 20, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 20, running thence Southerly along the Westerly line of Bisbee Street (formerly Third Street) 154.7 feet; thence Westerly at right angles to Bisbee Street 81.9 feet; thence Northerly parallel with Bisbee Street 154.7 feet to the Southerly line of Hilyard Avenue (formerly Third Avenue) thence Easterly along the Southerly line of Hilyard Avenue 81.9 feet to the point of beginning. EXCEPTING that portion described in Deed Volume 330, page 385, Deed Records of Klamath County, Oregon, as follows: A parcel of land in the NW1/4 NE1/4 of Section 10, Township 39 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon, in Altamont Acres Subdivision as it is on file in the records of Klamath County, Oregon, said parcel being more particularly described as follows: The Northerly 5 feet of the Easterly 81.9 feet of Lot 20, Block 5 of said Altamont Acres.

ALSO EXCEPTING any portion thereof lying within the boundaries of any roads or highways.

Tax Account No.: 3909 010AB 03200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day  
of Nov. A.D., 1988 at 1:24 o'clock P.M., and duly recorded in Vol. M88,  
of Deeds on Page 19910.

FEE \$23.00

Evelyn Biehn County Clerk

By Deirdre Mullens