

MTC-20700D

NOTICE OF CONTRACT
AND EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, That on the 22 day of August, 1988, G.S.I., INC., as Seller, and DONALD E. KUCERA and NANCY I. KUCERA, husband and wife, as Purchasers, did enter into a Contract of Sale and Purchase of:

EXHIBIT "A" Attached hereto.

For the purchase price of \$110,000 on which the sum of \$2,000 has been paid, receipt of which is hereby acknowledged by Sellers, the balance of \$108,000 shall be paid in monthly payments of \$1,500, the first payment due on November 10, 1988, with a like payment of the 10th day of each month thereafter, payments to include interest at 10 percent per annum from November 10, 1988.

The parties also hereby agree to create a joint easement. Said easement shall consist of a strip of land 60' in width, the center line which is the south boundary of the real property described in Exhibit "A" attached hereto, said center line extends from the existing eastern boundary of Summers Lane and continues easterly 180 feet. The use of which the easement may be used is parking lot. Maintenance, snow removal, and other costs associated with said easement shall be borne equally by the parties. The joint easement shall be perpetual and shall run with the land, described in Exhibit "B," also attached hereto. In the event there is a dispute regarding maintenance or otherwise, such dispute shall be determined by arbitration, where each party appoints one arbitrator and those two arbitrators choose a third. The three arbitrators shall decide the resolution of said dispute, and the parties shall be bound thereby. The costs of arbitration shall be borne equally by the parties.

Dated this 13 day of December, 1988.

G.S.I. INC.

By: James W. Decker

Donald E. Kucera

Nancy I. Kucera

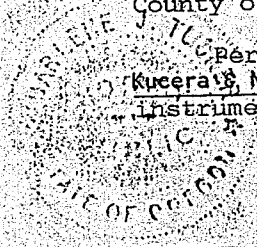
DEC 14 1988

STATE OF OREGON

} ss.

December 13, 1988

County of Klamath



Personally appeared before me the above-named Donald E. Kucera & Nancy I. Kucera, and acknowledged the above instrument to be their voluntary act and deed.

Darlene J. Tucker

Notary Public for Oregon
My Commission expires: 6/16/92

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

} ss.

On this 13th day of December, 1988,

before me appeared JULIA DECKER

both to me personally known, who being

duly sworn, did say that he, the said

Julia Decker

is the President, and he, the said

is the Secretary

of G.S.I., Inc

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and

acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Darlene J. Tucker

Notary Public for Oregon.

My Commission expires

6-16-92

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RETURN
ROCTOR & FAIRCLO
ATTORNEYS AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

21239

Order No.: 20700-D

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East right-of-way line of Summers Lane, said point being North 00 degrees 21' 30" West 586.80 feet and North 89 degrees 38' 30" East 30.00 feet from the West 1/4 corner of said Section 11; thence North 00 degrees 21' 30" West, along said right-of-way, 152.74 feet to the North line of that tract of land described in Volume 128, page 547 of the Klamath County Deed Records; thence North 89 degrees 48' 30" East, along the North line of said tract, 270.00 feet to the centerline of the 1-C-9A Drain; thence South 00 degrees 21' 30" East, along said centerline, 75.00 feet; thence North 89 degrees 48' 30" East 42.00 feet; thence South 00 degrees 21' 30" East 77.74 feet; thence South 89 degrees 48' 30" West 312.00 feet to the point of beginning, with bearings based on the Survey Map of Minor Land Partition No. 25-88.

Tax Account No.: 3909 011BC 04600 (with other property)

EXHIBIT "B"

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the east right-of-way line of Summers Lane, said point being N00°21'30"W 586.80 feet and N89°38'30"E 30.00 feet from the West 1/4 corner of said Section 11; thence S00°21'30"E, along said right-of-way line, 125.46 feet; thence N89°44'27"E 100.00 feet; thence S00°21'30"E 100.00 feet to the north right-of-way line of Winter Avenue; thence N89°44'27"E, along said right-of-way line, 212.00 feet; thence N00°21'30"W 225.09 feet; thence S89°48'30"W 312.00 feet to the point of beginning, containing 1.38 acres and with bearings based on the Survey Map of Minor Land Partition No. 25-88.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
of Dec. A.D., 19 88 at 10:12 o'clock A. M., and duly recorded in Vol. M88,
of Deeds on Page 21237.

FEE \$23.00

Evelyn Biehn, County Clerk

By Barbara Miller