

Aspen # 01033074

36682

MEMORANDUM OF LAND-SALE CONTRACT

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KNOW ALL MEN BY THESE PRESENTS, that on February 2, 1989,
Frank Phillip Grohs, Jr. & Charlotte Pauline Grohs, as vendor(s) and
Walter Paul Hammerich & Nancy Louise Hammerich, as vendee(s)
 made and entered into a certain land-sale contract wherein said vendor(s)
 latter agreed to purchase from said vendor(s) the fee-simple title in and to the following described real property in
Klamath County, State of Oregon, to-wit:

Per Exhibit "A" attached hereto

The true and actual consideration for the transfer, set forth in said contract, is \$70,000.00 payable \$30,000.00
 down on the signing of said contract and the balance payable in ☐ monthly, ☐ quarterly, ☐ semi-annual, ☒ annual
 installments (indicate which) of not less than \$10,000.00 each; all deferred payments bear interest at the rate
 of 10 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum February 2, 1989.

Frank Phillip Grohs, Jr.
 FRANK PHILLIP GROHS, JR.
Charlotte Pauline Grohs
 CHARLOTTE PAULINE GROHS

NOTE: The foregoing memorandum "shall be recorded by the conveyer not later
 than 15 days after the "land-sale contract" is executed and the parties are
 bound thereby." ORS 93.635.

STATE OF OREGON,

County of KLAMATH } ss.
February 2, 1989.

Personally appeared the above named
FRANK PHILLIP GROHS, JR. &
CHARLOTTE PAULINE GROHS

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Patricia L. Addington
 Notary Public for Oregon

My commission expires: 3-22-89

STATE OF OREGON, County of _____

Personally appeared _____

each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
 My commission expires: _____

(OFFICIAL
SEAL)

VENDOR'S NAME AND ADDRESS

VENDEE'S NAME AND ADDRESS

After recording return to:

Aspen Title & Escrow, Inc.
600 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. & Mrs. Walter P. Hammerich
P.O. Box 795
Benanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____

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.
 Witness my hand and seal of
 County affixed.

NAME

TITLE

By _____

Deputy

89 FEB 2 PM 3 02

EXHIBIT "A"

The SW 1/4 SE 1/4 Section 19, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; The NW 1/4 NE 1/4 and the SW 1/4 NE 1/4 Section 30, Township 38 South, Range 11 East of the Willamette Meridian; Also that portion of the NW 1/4 SE 1/4 Section 30, Township 38 South, Range 11 East of the Willamette Meridian lying North of the following described line:

Beginning at a point on the centerline of Haskins Road, being accepted as the West line of said NW 1/4 SE 1/4, said point being North 00 degrees 39' 36" East 2184.0 feet from the South Quarter Corner of said Section 30, said quarter corner being marked by a P K nail 29.00 feet West of a 1" iron pipe as per Survey No. 1713 and Major Land Partition No. 3-88; thence East 1320 feet, more or less, to a point on the East line of said NW 1/4 SE 1/4 with bearings based on said Survey No. 1713.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Feb. A.D., 19 89 at 3:02 o'clock P.M., and duly recorded in Vol. M89 day
of Deeds

FEE \$13.00

on Page 2092
By Evelyn Blehn County Clerk
Quintin Muckelbauer