

97212

MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on October 27,
1988, KLAMATH COUNTY, a political corporation of the State of Oregon,
 as vendor(s) and JOSEF AND DOLORES BISCHOF as vendee(s) made and entered
 into a certain land-sale contract wherein said vendor(s) agreed to sell
 to said vendee(s) and the 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:

(SEE EXHIBIT A)
 CHANDLE PARK

A PARCEL OF LAND LOCATED IN SECTIONS 1, 2, 3, 10, 11, 12 AND 13, T.35S., R.11 E., W.M. AND
 SECTION 7, T.35S., R.12 E., W.M., KLAMATH COUNTY, OREGON MORE PART. DESCRIBED AS FOLLOWS:
 The true and actual consideration for the transfer, set forth in said
 contract is \$68,000.00, all deferred payments bear interest at the rate
 of 9% per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum
February 8,, 1989.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

[Signature]
 COMMISSIONER

[Signature]
 COMMISSIONER

[Signature]
 COMMISSIONER

STATE OF OREGON, County of Klamath) ss. Feb 8, 1989

Personally appeared the above named COUNTY COMMISSIONERS and
 acknowledge the foregoing instrument to their voluntary act and deed.

(SEAL)

[Signature]
 Notary Public for Oregon
 My Commissioner Expires: 9-18-91

Klamath County
 Courthouse Annex
 Falls, OR 97601
 VENDOR'S NAME AND ADDRESS

JOSEF AND DOLORES R. BISCHOF
7561 CENTER AVENUE UNIT #3
HUNTINGTON BEACH, CA 92647
 VENDEE'S NAME & ADDRESS

STATE OF OREGON, County of Klamath
 I certify that the within
 instrument was received for record
 on the _____ day of _____,
 19____, at _____ o'clock ____ M., and
 recorded in book/reel/volume No. _____
 on page _____ or as fee/
 file/instrument/microfilm/reception
 No. _____, Record of Deeds of
 said County.

Witness my hand and seal of County
 affixed.

After recording return to
 Vendee.

Until a change is requested
 all tax statements shall be
 sent to Vendee.

Name _____

Title _____

By _____

89 FEB 16 AM 9 33

EXHIBIT A:

A parcel of land located in Sections 1, 2, 3, 10, 11, 12 and 13, T.35S., R.11 E., W.M. and Section 7, T.35S., R.12 E., W.M., Klamath County, Oregon more particularly described as follows:

PARCEL 1

Beginning at the northeast corner of Section 1, T.35S., R.11 E., W.M.; thence South 0°37'47" West, along the east boundary of Section 1, 2643.99 feet to the East 1/4 corner of Section 1; thence South 0°39'40" West, along the east boundary of Section 1, 2644.01 feet to the northwest corner of Section 7, T.35S., R.12 E., W.M.; thence South 89°46'30" East, along the north boundary of Section 7, 2673.33 feet to the North 1/4 corner of Section 7; thence South 0°06'54" East, along the east boundary of the NW¼ of Section 7, 2639.86 feet to the Southeast corner of the NW¼ of Section 7; thence North 89°47'44" West, along the South boundary of the NW¼ of Section 7, 2691.19 feet to the East 1/4 corner of Section 12, T.35S., R.11 E., W.M.; thence South 0°50'49" West, along the East boundary of Section 12, 2641.00 feet to the Southeast corner of Section 12; thence North 89°21'23" West, along the South boundary of Section 12, 1318.58 feet to the East 1/16 corner between Sections 12 and 13; thence South 0°28'00" West, along the East boundary of the NW¼ of the NE¼ of Section 13, 734.39 feet to the Northeast corner of Block 45, Oregon Pines Subdivision; thence along the Northerly boundary of Oregon Pines Subdivision as follows: N.89°13'15" W., 474.03 feet; S.0°46'45" W., 122.26 feet; N.89°36'35" W., 803.86 feet; S.80°54'20" W., 30.00 feet; S.68°10'05" W., 420.66 feet; North, 307.53 feet; N.35°20'40" W., 561.35 feet; N.54°25'00" W., 755.00 feet; S.35°35'00" W., 635.00 feet; S.58°36'25" W., 298.51 feet; N.61°10'38" W., 262.76 feet; N.67°13'23" W., 230.07 feet; N.29°47'57" W., 212.49 feet; N.49°08'34" W., 500.05 feet; N.66°15'20" W., 375.00 feet; N.41°14'19" W., 66.21 feet; N.66°15'20" W., 368.00 feet; N.16°34'27" E., 552.28 feet; N.68°28'12" E., 250.61 feet; N.23°44'40" E., 425.00 feet; N.52°13'27" W., 411.08 feet; N.73°25'33" W., 617.00 feet; S.16°34'27" W., 531.09 feet; N.52°00'44" W., 320.98 feet; N.0°54'13" E., 99.51 feet; N.52°00'44" W., 340.00 feet; N.74°52'11" W., 419.13 feet; N.29°11'18" W., 378.86 feet; S.88°57'42" W., 378.86 feet; S.29°53'12" W., 310.00 feet; N.59°39'37" W., 458.16 feet; N.24°11'30" E., 320.00 feet; N.65°48'30" W., 835.00 feet; S.24°11'30" W., 1325.00 feet; S.29°43'56" E., 93.79 feet; S.56°28'30" W., 250.50 feet; S.79°54'13" W., 65.39 feet; S.56°28'30" W., 405.22 feet; S.28°32'10" E., 116.53 feet; thence S.61°27'50" W., along the North boundary of Lot 1, Block 26, Oregon Pines Subdivision to the West boundary of Section 11, T.35S., R.11 E., W.M.; thence N.0°46'41" E., along the West boundary of Section 11 to the East 1/4 corner of Section 10; thence N.88°47'27" W., along the South boundary of the NE¼ of Section 10 to the centerline of the Fuego Fire Road; thence Northerly along the centerline of said road to the most Westerly corner of a tract of land described in Volume M78, Page 27828 of the Deed Records of Klamath County; thence

S.66°43'27" E., along the Southerly boundary of the property described in said Deed, 1485.77 feet; thence along the Easterly boundary of said Deed Volume and Page N.18°40'55" E., 622.00 feet; thence N.28°30'24" E., 1785.75 feet to the most northerly corner of a tract of land described in Volume M77, Page 21083 of the Deed Records of Klamath County; thence S.59°41'57" E., 1082.37 feet; thence N.30°18'03" E., 1415.51 feet to the North boundary of Section 2, T.35S., R.11 E., W.M.; thence S.89°19'06" E., along the North boundary of Section 2, 2197.85 feet to the Northwest corner of Section 1; thence S.0°50'47" W., along the West boundary of Section 1 to the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1; thence East, along the North boundary of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the Northeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 1; thence South along the east boundary of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1; thence East, along the north boundary of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the center of said Section 1; thence North, along the North-South centerline of Section 1 to the North 1/4 corner of said Section 1; thence S.89°00'44"E., along the north boundary of Section 1, 2643.21 feet to the Northeast corner of Section 1, the point of beginning.

EXCEPTING THEREFROM: The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, T.35S., R.11 E., W.M.

ALSO EXCEPTING THEREFROM: A tract of land situated in Section 2, T.35S., R.11 E., W.M. in the County of Klamath and State of Oregon described as follows:

Beginning at the Northwest corner of said Section 2; thence S.88°59'04" E. along the Northerly line of said Section 2, a distance of 276.30 feet to the centerline of an existing Indian Service Road; thence S.33°06'52" W. along said centerline a distance of 35.00 feet; thence S.59°41'57" E., a distance of 2030.72 feet; thence S.28°30'24" W., a distance of 665.02 feet to a northerly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977 in Volume M77, Page 20008, Deed Records and the true point of beginning of the tract of land herein to be described; thence S.59°41'57" E. along the boundary line of said Shannon tract a distance of 1310.08 feet to an angle corner therein; thence S.28°30'24" W. a distance of 665.02 feet; thence S.32°34'54" E. a distance of 442.97 feet; thence N.87°54'59" W. a distance of 1573.32 feet to the most westerly corner of said Shannon tract; thence N.11°43'00" E. along the westerly line of said Shannon tract a distance of 997.83 feet to an angle corner therein; thence continuing along the Westerly line of said Shannon tract N.28°30'24" E. a distance of 665.02 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM: A tract of land located in Section 2, T.35S., R.11 E., W.M., more particularly described as follows:

Beginning at the Southeast corner of said Section 2; thence N.89°03'41" W. along the south boundary of Section 2, 661.44 feet; thence

N.8°13'29" W., 2107.74 feet to the most easterly corner of a tract of land described in Volume M77, Page 20008 of the Deed Records of Klamath County, said point also being the most southerly corner of a tract of land described in Deed Volume M78, Page 25362; thence along the boundaries of the tract described in Volume M78, Page 25362, N.16°40'58" W., 446.58 feet; thence N.40°53'10" W., 600.00 feet; thence N.49°06'50" E., 1438.83 feet; thence S.42°01'02" E., 667.26 feet to the east boundary of Section 2; thence S.0°50'47" W. along the east boundary of Section 2, 3424.73 feet to the Southeast corner of Section 2.

PARCEL II

The following described tract of land located in Section 3, T.35S., R.11 E., W.M., Government Lots 2 and 3, the NE¼ of the SW¼ and, beginning at the Northwest corner of the SW¼ of the NE¼ of said Section 3; thence S.88°52'34" E., along the north boundary of the SW¼ of the NE¼, 661.37 feet; thence S.0°46'36" W. along the west boundary of property described in Volume M78, Page 24280 and Volume M78, Page 23204, 2652.69 feet to the south boundary of the NW¼ of the SE¼ of said Section 3; thence N.88°50'56" W. along the south boundary of the NW¼ of the SE¼ of said Section 3, 660.35 feet to the Southwest corner of the NW¼ of the SE¼; thence northerly along the west boundary of the NW¼ of the SE¼ and the west boundary of the SW¼ of the NE¼, 2652.38 feet, more or less to the point of beginning.

PARCEL III

The following described tract of land located in Section 10, T.35S., R.11 E., W.M.; the NE¼ of the NW¼ of said Section 10; Together with: Beginning at the Southeast corner of the NW¼ of the NE¼ of said Section 10; thence N.0°49'12" E., along the east boundary of the NW¼ of the NE¼, 663.28 feet, more or less to the most southerly Southeast corner of a tract of land described in Volume M79, Page 695 of the Deed Records of Klamath County; thence N.88°48'24" W. along the southerly boundary of said tract, 1320.18 feet to the North-South centerline of Section 10; thence S.0°51'44" W. along said centerline to a point N.0°51'44" E., 480.00 feet from the Southeast corner of the SE¼ of the NW¼ of said Section 10; said point also being the most northerly Northwest corner of a tract of land described in Volume M78, Page 9184 of the Deed Records of Klamath County; thence S.89°08'16" E., 865.00 feet; thence N.29°22'48"E., 954.34 feet to the point of beginning.

PARCEL IV

Beginning at the Northeast corner of Lot 4, Block 12, Oregon Pines Subdivision; said lot corner being N.88°47'27" W., 1082.16 feet from the center of Section 10, T.35S., R.11 E., W.M.; thence along the northerly boundary of said Subdivision as follows: S.1°12'48" W., 593.91 feet; thence S.59°41'46" E., 856.24 feet;

thence S.13°15'05" E., 464.43 feet; thence S.38°36'03" W., 320.24 feet; thence S.31°35'19" E., 168.65 feet; thence N.76°33'23" E., 791.53 feet; thence S.62°26'30" E., 1578.54 feet; thence N.27°27'19" E., 503.39 feet; thence N.61°27'50" E., 425.00 feet; thence N.39°04'20" E., 43.26 feet to the center of the Fuego Fire Road; thence leaving the boundary of Oregon Pines Subdivision, northerly, along the centerline of the Fuego Fire Road to the Southeast corner of a tract of land described in Volume M81, Page 11515 of the Deed Records of Klamath County, Oregon; thence S.88°12'19" W., along said Deed boundary 1045.42 feet; thence N.04°53'43" W., along said Deed boundary, to the East-West centerline of Section 10, T.35S., R.11 E., W.M.; thence N.88°47'27" W., along the East-West centerline of Section 10 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 16th day
of Feb. A.D., 19 89 at 9:33 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 2947.

Evelyn Biehn, County Clerk

By Pauline Mullins

FEE \$28.00