

## MEMORANDUM OF CONTRACT

MT-20384K  
 THIS INDENTURE, made and entered into this 3rd day of May, 1989, by and between RONALD L. SNOOK AND DEBRA J. SNOOK (hereinafter called Seller), and GARY R. SWANSON (hereinafter called Buyer);

## WITNESSETH:

WHEREAS, the parties have executed a document entitled "CONTRACT OF SALE", dated May 3, 1989, 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:

A parcel of land situated in the S 1/2 of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the South 1/4 corner of said Section 29; thence North 89 degrees 47' 36" West along the South line of said Section 29, 1302.93 feet to a 5/8 inch iron pin marking the Southwest corner of the SE 1/4 SW 1/4 of said Section 29; thence North 01 degrees 30' 29" West along the West line of said SE 1/4 SW 1/4, 1272.99 feet to a 5/8 inch iron pin; thence South 89 degrees 18' 07" East, 1300.45 feet to a 5/8 inch iron pin; thence South 88 degrees 28' 12" East, 74.27 feet to a 5/8 inch iron pin; thence South 01 degrees 38' 16" West, 1262.37 feet to a 5/8 inch iron pin on said South section line; thence North 88 degrees 07' 44" West along said Section line, 74.31 feet to the point of beginning.

## TOGETHER WITH:

A road easement along Simpson Canyon Road 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

Commencing at the Southwest corner of the SE 1/4 NW 1/4 of said Section 29; thence North 02 degrees 16' 26" West, 271.63 feet to the centerline of Simpson Canyon Road; thence South 66 degrees 52' 25" East, 183.71 feet to the POINT OF BEGINNING for this description; thence along said Simpson Canyon Road centerline the following courses and distances: South 66 degrees 52' 25" East, 43.99 feet; South 85 degrees 08' 49" East, 253.74 feet; North 88 degrees 11' 30" East, 287.51 feet; South 58 degrees 58' 47" East, 209.18 feet; South 34 degrees 27' 44" East 397.76 feet; South 27 degrees 24' 31" East, 760.81 feet; South 30 degrees 42' 36" East, 460.53 feet; South 28 degrees 07' 32" East, 413.24 feet; South 36 degrees 50' 53" East, 404.62 feet; South 68 degrees 28' 33" East, 246.02 feet to the intersection of the centerline of a dirt road to the North; thence along said centerline of the dirt road to the North, North 12 degrees 19' 57" West, 538.13 feet; thence North 03 degrees 36' 12" West, 374.59 feet along said road centerline to its intersection with the centerline of a private road easement as recorded in DV M73

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at page 16734, Klamath County Deed Records and the terminus of this description.

A road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline of an existing dirt road:

Commencing at the Southwest corner of the SE 1/4 NW 1/4 of said Section 29; thence North 02 degrees 16' 26" West, 271.62 feet to the centerline of Simpson Canyon Road; thence South 66 degrees 52' 25" East, 183.71 feet to the POINT OF BEGINNING for this description; thence leaving said Simpson Canyon Road centerline and along the centerline of an existing road to the South the following courses and distances: South 10 degrees 20' 11" West, 860.15 feet; South 13 degrees 06' 43" East, 282.11 feet; South 00 degrees 22' 20" East, 269.05 feet; South 50 degrees 13' 07" East, 196.94 feet; South 03 degrees 07' 37" West, 13.96 feet to the North line of the above described parcel.

A road easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline of an existing road.

Beginning at the intersection of said existing road centerline with the North line of the above described parcel from which the Northwest corner of said parcel bears North 89 degrees 18' 07" West, 186.07 feet; thence along the centerline of said existing road the following courses and distances: South 03 degrees 07' 37" West, 266.19 feet; South 19 degrees 32' 21" East, 333.92 feet; South 37 degrees 04' 25" East, 211.69 feet; South 78 degrees 44' 40" East, 296.33 feet; South 30 degrees 03' 29" East, 188.41 feet; South 22 degrees 06' 26" East, 327.25 feet to the South line of the above described parcel and the terminus of this description.

A private roadway easement described in DV M73 at page 16734 of Klamath County Deed Records.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Right-of-Way Easement, subject to the terms and provisions thereof, dated September 29, 1975 and recorded December 1, 1975 in Volume M75, page 15094, Microfilm Records of Klamath County, Oregon, granted to Pacific Power & Light Company, a corporation, for an electric transmission line.

3. An easement created by instrument, subject to the terms and provisions thereof, recorded December 31, 1973 in Volume M73, page 16734, Microfilm Records of Klamath County, Oregon.

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-SEVEN THOUSAND and NO/100 DOLLARS (\$27,000.00) 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.

SELLERS  
 X Ronald L. Snook  
 X Debra J. Snook  
 BUYER  
Gary L. Swanson

STATE OF OREGON )  
 ) ss.

County of Klamath)

On this 3rd day of May, 1989, personally appeared GARY L. SWANSON, and acknowledged the foregoing instrument to be his voluntary act and deed.

Kristi L. Redd  
 Notary Public for Oregon  
 My Commission expires: 11/16/91

STATE OF OREGON )  
 ) ss.

County of Lane )

On this 8th day of May, 1989, personally appeared RONALD L. SNOOK and DEBRA J. SNOOK and acknowledged the foregoing instrument to be their voluntary act and deed.

John L. Gorman  
 Notary Public for Oregon  
 My Commission expires: 9/12/90

Forward tax statements to:

Upon recording return to:  
 MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY  
 222 S. Sixth Street  
 Klamath Falls, OR 97601

GARY L. SWANSON  
2616 Altamont  
K. Falls, OR 97603

## SELLERS NAME &amp; ADDRESS

Ronald L. & Debra J. Snook  
 3351 Videra  
 Eugene, OR 97405

## BUYERS NAME &amp; ADDRESS

Gary R. Swanson  
 2616 Altamont  
 Klamath Falls, OR 97603

STATE OF OREGON )

) ss.

County of Klamath )

for  
 recorder's  
 use

I certify that the within instrument was received for record on the 9th day of May, 1989, at 3:33 o'clock P.m., and recorded in book/reel/volume No. M89 on page 7974 or as document/fee/file/instrument/microfilm No. 99964, Record of Deeds of said County.

Evelyn Biehn, County Clerk  
 Name

Title

By Daniel M. Mulder

Fee \$23.00