

MTC-21000D
MEMORANDUM OF CONTRACT SALE

DATED: May 8, 1989

BETWEEN: D. T. MATTHEWS and ELSIE P. MATTHEWS,
as Tenants by the Entirety,

SELLERS

and TEEN CHALLENGE OF OREGON,
a nonprofit corporation,

PURCHASER

Pursuant to a Contract of Sale dated May , 1989, D. T. Matthews and Elsie P. Matthews sold to Teen Challenge of Oregon the following described real property located in Klamath County, Oregon:

See Exhibit "A", attached hereto.

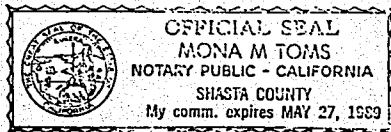
The true and actual consideration for this conveyance stated in dollars is the sum of \$147,500.

X D. T. Matthews
D. T. MATTHEWS

X Elsie P. Matthews
ELSIE P. MATTHEWS

CALIFORNIA
STATE OF ~~OREGON~~)
 SHASTA) ss.
County of ~~Klamath~~)

On this 8TH day of May, 1989, personally appeared before me the above named D. T. Matthews and Elsie P. Matthews and acknowledged the foregoing Contract of Sale to be their voluntary act and deed.



Mona M. Toms
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires:

MEMORANDUM OF CONTRACT SALE

*after recording: return to MTC, P.O. Box 5017, K Falls
Janes. No Change*

89 MAY 23 PM 3 54

A tract of land situated in the Northeast one-quarter of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod from which the East one-quarter corner of said Section 12 bears South 72 degrees 58', 55" East, 1300.87 feet; thence North 46 degrees 30' 00" East, 660.00 feet to a 5/8" iron rod; thence North 43 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 46 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 43 degrees 30' 00" East, 660.00 feet to the point of beginning.

Tax Account No: 3808 01200 01200

Together with a non-exclusive easement for driveway and utility purposes 60 feet in width over the property of grantor from Ridge Road to the above described premises along the route presently existing as shown in the Maps for Minor Land Partitions 80-82 and 80-114, Klamath County, Oregon. Grantors and grantee shall share the costs and expenses of maintaining the above described easement in its present state of repair, according to the percentage of total use made by either party. This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns.

Subject to:

1. The terms and conditions in the agreements recorded respectively on May 17, 1932 in Book 97, page 383, and on May 17, 1932 in Book 97, page 388, Deed Records of Klamath County, Oregon, between the Klamath Development Co., a corporation, and The California Oregon Power Company. (S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 12, Township 38 south, Range 8 East of the Willamette Meridian)
2. The right of way, terms and conditions in agreement with The California Oregon Power Company for pole and wire lines over the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, recorded June 3, 1944 in Book 165, page 519 Deed Records of Klamath County, Oregon.
3. The right of way, terms and conditions in agreement with The California Oregon Power Company, for poles and wire lines, recorded September 22, 1944 in Book 171, page 477, Deed Records of Klamath County, Oregon. (Affects SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian)
4. Subject to a 60 foot non-exclusive easement as shown on Minor Partition No. 80-82, as filed in the Klamath County Engineer's Office.
5. Easements, restrictions and rights of way apparent on the land.

EXHIBIT "A"

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 23rd day of May A.D., 19 89 at 3:54 o'clock PM., and duly recorded in Vol. M89, of Deeds on Page 8932.

FEE \$13.00

Evelyn Biehn . County Clerk

By D. A. McCallister