

2-41174

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on January 13, 1989, JOHN D. ALARCON and DARLENE ALARCON, as vendor(s) and BRENDAN CAPITAL CORP., 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 real property described in the attached Exhibit "A", in Klamath County, State of Oregon.

The true and actual consideration for the transfer, set forth in said contract, is \$400,000, payable \$20,000 on January 1, 1989, \$30,000 on June 1, 1989, and the balance of \$350,000 on or before December 31, 1989.

IN WITNESS WHEREOF, the said Vendor(s) has executed this memorandum on May 5 1989. If the vendor is a corporation it has caused its name to be signed and its seal affixed by an officer duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF 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.

STATE OF OREGON,)
County of Klamath)

STATE OF OREGON,)
County of Klamath)

This instrument was acknowledged before me on May 5, 1989, by John D. Alarcon and Darlene Alarcon

This instrument was acknowledged before me on May 5, 1989, by _____ as _____ of _____

[Notary Seal: Notary Public for Oregon, My Commission expires 12-19-92]
Notary Public for Oregon
My Commission expires: 12-19-92

Notary Public for Oregon
My Commission expires: _____

John D. and Darlene Alarcon
5431 Tingley Lane
Klamath Falls, OR 97603
Vendor's Name and Address
Brendan Capital Corp.
815 Washburn Way
Klamath Falls, OR 97603
Vendee's Name and Address
After recording return to:
Richard N. Belcher
815 Washburn Way
Klamath Falls, OR 97603

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument was received for record on the _____ day of _____, 1989, at _____ o'clock _____ m., and recorded in book/reel/volume No. _____ on page _____ as fee/ file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Name _____

Title _____

By _____

Deputy _____

Mail Tax Statements:
Brendan Capital Corp.
815 Washburn Way
Klamath Falls, OR 97603

89 MAY 24 PM 2 45

Order No. K-41174

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

All those parts of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies Northeasterly of the Northeasterly boundary of the right of way of Lost River Diversion Canal.

EXCEPTING THEREFROM beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence West 343 feet; thence in a Southeasterly direction following Drain No. 1, 630 feet intersecting the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section; thence North 450 feet to the point of beginning.

AND ALSO EXCEPTING, beginning at a point 350 feet West of the Northeast corner of SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, in Township 39 South, Range 9 East of the Willamette Meridian, which point is also the intersection of the Westerly line of Drain No. 1 and the center line of the County Road known as the Joe Wright Road; thence running in a Southeasterly direction along the said Westerly line of Drain No. 1, to the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 21; thence South along the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, to the intersection with the Easterly line of the No. 1C-4E-1A Lateral; thence Northwesterly along the said Easterly line of said Lateral a distance of 1440 feet to the center line of said County Road; thence East along the center line of said road a distance of 400 feet to the place of beginning.

PARCEL 2:

The N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM a portion conveyed to the United States of America by Deed dated July 2, 1909, recorded July 13, 1909, in Volume 26 page 321, Deed records of Klamath County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County, State of Oregon, by Deed dated July 20, 1920, recorded February 15, 1926, in Volume 69 page 287, Deed records of Klamath County, Oregon; ALSO EXCEPTING THEREFROM a 20 foot strip off the North side of said NW $\frac{1}{4}$ SW $\frac{1}{4}$.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 24th day
of May A.D., 19 89 at 2:45 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 8986

FEE \$13.00

Evelyn Biehn - County Clerk

By Pauline Mullenbarger