

K 41608
MEMORANDUM OF LAND SALE CONTRACT

George Church and
Colleen Church AKA

KNOW ALL MEN BY THESE PRESENTS, that on 28 JULY 1989 GEORGE O. CHURCH and COLLEEN E. CHURCH, husband and wife, as vendor(s) and STANLEY C. MASTEN and PATRICIA A. MASTEN, husband and wife, 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 in Klamath County, State of Oregon, described in the attached Exhibit "A".

The true and actual consideration for the transfer, set forth in said contract, is \$30,000.

IN WITNESS WHEREOF, the said Vendor(s) has executed this memorandum on 7-28 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.

George Church
GEORGE O. CHURCH
Colleen Church
COLLEEN E. CHURCH

STATE OF OREGON,)
County of Klamath)

This instrument was acknowledged before me on July 28, 1989, by GEORGE O. CHURCH and COLLEEN E. CHURCH.

Wynne M. Williams
Notary Public for Oregon
My Commission expires: 10/7/91

George O. and Colleen E. Church
217 North Ponytrail
Otis, OR 97368

Vendor's Name and Address
Stanley C. and Patricia A. Masten
P. O. Box 156
Bonanza, OR 97623

Vendee's Name and Address
After recording return to:

Klamath County Title Company
422 Main Street
Klamath Falls, OR 97601

Mail Tax Statements to Vendee

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument was received for record on the
____ day of _____, 19____, at _____ o'clock ____ m., and recorded
in book/real 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	

'89 AUG 2 AM 10 25



Exhibit "A"

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

A tract of land situate in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, more particularly described as follows:
Beginning at a 5/8 inch iron pin on the Southwesterly right of way line of the Dairy-Bonanza Highway, said point being North 43°48'19" East a distance of 2158.79 feet from the Southwest corner of said Section 5; thence South 32°11'38" West 178.21 feet to a 5/8 inch iron pin; thence North 58°52'04" West 109 feet, more or less, to the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5; thence Northerly along the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 5, 217.3 feet, more or less, to the Southwesterly right of way line of said Dairy-Bonanza Highway; thence South 56°59'00" East along said right of way line 225.5 feet, more or less, to the point of beginning, containing 0.69 acre, more or less.

Subject to an existing road easement along the west side. Also Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 2nd day
of Aug. A.D., 19 89 at 10:25 o'clock A M., and duly recorded in Vol. M89,
of Deeds on Page 14219.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline McCluskey