

2-11-14

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on February 3, 1989, PATRICIA DINGLER and PATRICIA A. BERGSTROM, as vendor(s) and BRENDAN CAPITAL CORP., as vendee(s) made and entered into a certain land sale contract (and Addendum of February 13, 1989) 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 \$50,000, payable \$5,000 on February 3, 1989, and the balance of \$45,000 on or before August 1, 1989. All deferred payments bear interest at the rate of ten percent (10%) per annum from the date of said contract until paid.

IN WITNESS WHEREOF, the said Vendor(s) has executed this memorandum on August 3rd 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.

Patricia Dingler
Patricia A. Bergstrom

STATE OF OREGON;)

County of Klamath)

This instrument was acknowledged before me on August 3, 1989, by Patricia Dingler and Patricia A. Bergstrom

Richard N. Belcher
Notary Public for Oregon
My Commission expires: 12-19-92

STATE OF OREGON,)

County of Klamath)

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Notary Public for Oregon
My Commission expires: _____

Patricia Dingler, et al
5511 Havencrest Court
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

Mail Tax Statements to:
Brendan Capital Corp.
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 _____, 19____, 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

'89 AUG 3 PM 2 37

EXHBIT "A"
K-41214

PARCEL ONE: Tract 4 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, saving and excepting that portion deeded to the United States of America by deed recorded in Volume 105, page 607, Deed Records of Klamath County, Oregon.

PARCEL TWO: That certain portion of Lot 5 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:
Beginning at the Southeast corner of Lot 4 in Subdivision 400 (according to the duly recorded plat thereof) thence South along the East line of Lot 5 of said Subdivision a distance of 143 feet; thence West a distance of 925 feet, more or less to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northwesterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less to a point being the Northwest corner of Lot 5 of said Subdivision; thence East along the North line of said Lot 5 a distance of 935 feet to the place of beginning, saving and excepting that portion recorded in Volume 105 on page 607, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day
of Aug. A.D., 19 89 at 2:37 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 14328.

Evelyn Biehn, County Clerk

By Pauline Mullens

FEE \$13.00