

MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 12th day of October, 1989, HAROLD A. STURGEON and HAZEL L. STURGEON, husband and wife, as Seller, and DONALD L. STEERS and HAZEL FERN STEERS husband and wife, as Buyer, made and entered into a certain Land Sale Contract wherein said Seller agreed to sell to said Buyer, and the latter agreed to purchase from the former, the fee simple title of that certain described real property and improvements legally described on Exhibit A, attached hereto and incorporated by reference herein as if fully set forth, subject to the encumbrances also set forth on Exhibit A.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for the transfer, set forth in said contract, is ONE HUNDRED TWO THOUSAND, THREE HUNDRED THIRTEEN AND FORTY-TWO ONE HUNDREDTHS (\$102,313.42), payable in two separate components in accordance with the terms and provisions as set forth therein.

IN WITNESS WHEREOF, the said Buyer and Seller have executed this memorandum this 12th day of October, 1989.

BUYER:

Donald L Steers
Hazel Fern Steers

SELLER:

Harold A Sturgeon
Hazel L Sturgeon

STATE OF OREGON, County of Klamath)ss:

PERSONALLY APPEARED HAROLD A. STURGEON and HAZEL L. STURGEON, and acknowledged the foregoing instrument to be their voluntary act and deed; BEFORE ME this 12th day of October, 1989.

Neal Buchanan
NOTARY PUBLIC FOR OREGON

My Commission Expires: 12-20-89

STATE OF OREGON, County of Klamath)ss:

PERSONALLY APPEARED DONALD L. STEERS and HAZEL FERN STEERS and acknowledged the foregoing instrument to be their voluntary act and deed; BEFORE ME this 12th day of October, 1989.

Neal Buchanan
NOTARY PUBLIC FOR OREGON

My Commission Expires: 12-20-89

19788

GRANTORS NAME AND ADDRESS:

Harold and Hazel Sturgeon

7430 Tingley Lane

Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:

Donald L. and Hazel Steers

RT. 4, Box 3008

Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

Neal G. Buchanan

Attorney at Law

601 Main Street, Ste. 215

Klamath Falls, OR 97601

Until a Change is Requested,
Tax Statements Should be Sent
To:

Grantee

Donald L. & Hazel F. Steers

RT. 4, Box 3008

Klamath Falls, OR 97601

STATE OF OREGON)

County of Klamath)

ss.

I certify that the within instrument was received for record on the _____ day of _____, 198____, at _____ o'clock _____.M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer

By: _____

Deputy

PARCEL 1:

A parcel of land in Block 242, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersect point of the Easterly line of said property and the Southerly right of way line of the relocated Klamath Falls-Lakeview Highway, which is 40 feet distant Southerly from (when measured at right angles to) the centerline of the said relocated highway; said point also being North 55 degrees 50' 30" West 201.20 feet from the intersection of the Southerly right of way line of said Highway and the Northerly right of way line of Shasta Way; thence North 55 degrees 50' 30" West along said relocated right of way line 94.53 feet more or less to the East line of Lot 2, Block 2 of the Re-subdivision of Block 242, Mills Second Addition; thence South 0 degrees 19' 30" East along said East line of said Subdivision 167.14 feet more or less to the Northerly line of Shasta Way; thence North 89 degrees 40' 30" East 30.51 feet along said Northerly line of Shasta Way to an iron pin; thence North 22 degrees 19' 30" East 123.12 feet more or less to the point of beginning.

PARCEL 2:

The Westerly 80.42 feet of Lots 4 and 5 and the Westerly 80.42 feet of the South 20 feet of Lot 3, Block 2, Re-subdivision of Block 242, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

AND ALSO Lot 1, Block 2; ALSO the following described portion of Lots 2 and 3, Block 2: Beginning at a point on the West line of said Lot 3 which point is North 0 degrees 05' East a distance of 20 feet from the Southwest corner of said Lot; running thence East along the North line of the S 1/2 of said Lot 3, a distance of 80.42 feet, more or less, to a point 27.58 feet West of the East line of said Lot 3; thence North 98.24 feet, more or less, to a point on the Southwesterly side of South 6th Street; thence North 55 degrees 15' West along the Southwesterly side of South 6th Street, a distance of 48.89 feet, more or less, to the Northwest corner of said Lot 2; thence South along the West line of Lot 2, 106.1 feet, to the Southwest corner of Lot 2; thence West along the line between Lots 1 and 3, 40 feet to the Southwest corner of Lot 1; thence South along the East line of Martin Street 20 feet to the point of beginning.

All lying in Block 242 of Mills Second Addition to the City of Klamath Falls, Oregon, according to the Supplemental Plat of the Westerly portion of Block 242 Mills Second Addition to the City of Klamath Falls, Oregon.

EXCEPTING AND RESERVING from the above described property that portion thereof conveyed by Frank Ferrari, et ux., to the State of Oregon by Deed recorded in Book 148 at Page 201, Deed Records of Klamath County, Oregon.

PARCEL 3:

The Easterly 27.58 feet of Lots 2, 3, 4 and 5, Block 2 of the Supplemental Plat of the Westerly portion of Block 242, MILLS SECOND ADDITION, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Northeasterly strip deeded to State of Oregon for the widening of South Sixth Street.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Agreement, including the terms and provisions thereof:

Regarding : Party Wall Agreement
Between : Michael Book and Edith Book, husband and wife

And : Frank Ferrari and Anna Ferrari, husband and wife

Recorded : October 11, 1940

Book : 132

Page : 452

Fee No. : 43954

(Affects Parcels 2 and 3)

3. Easement, including the terms and provisions thereof, as set forth in instrument:

Recorded in Book : 160

Page : 563

Fee No. : 65733

Affects : Parcel 1

EXHIBIT A cont.

ALSO SUBJECT TO:

4. Trust Deed and Note, including the provisions and terms thereof, dated May 31, 1989.

Recorded : May 31, 1989
Book : M-89
Page : 9517
Document No. : 826

which said trust deed Buyer does not assume, but which is to be paid by Seller from out of the proceeds and payments of the within Land Sales Contract.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 17th day
of Oct. A.D., 19 89 at 4:37 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 19787.

FEE \$23.00

Evelyn Biehn . County Clerk

By Pauline Mullendore