

7141

## MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on October 30th, 1989,  
Stephen J. Keller, Joe L. Keller, Rosie A. Keller, all not as tenants in as vendor(s) and  
Art Davina <sup>survivorship</sup> common but with the right of, 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 following described real property in  
Klamath County, State of Oregon, to-wit:

See attached schedule A

The true and actual consideration for the transfer, set forth in said contract, is \$ 210,000.00 ~~payable~~ XXXXXXXXXX  
~~XXXXXXXXXX~~ payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual  
 installments (indicate which) of not less than \$ 2,200.00 each; all deferred payments bear interest at the rate  
 of 10 1/2 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum on October 30th, 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 THE 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.

NOTE: The foregoing memorandum shall be recorded by the conveyer not later than 15 days after the "land-sale contract" is executed and the parties are bound thereby. ORS 93.635.

(If the signer of the above is a corporation, use the form of acknowledgment opposite and affix corporate seal.)

STATE OF OREGON, ss.

County of Klamath

This instrument was acknowledged before me on

October 30th, 1989, byStephen J. KellerJoe L. KellerRosie A. Keller and Art Davina

Notary Public for Oregon

(SEAL)

My commission expires: 3-2-92

STATE OF OREGON, ss.

County of \_\_\_\_\_

This instrument was acknowledged before me on

19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

(SEAL)

My commission expires: \_\_\_\_\_

Stephen J Keller, Joe L Keller, Rosie A Keller

6412 Harlan Drive

Klamath Falls Oregon 97603

VENDOR'S NAME AND ADDRESS

Art Davina

4090 South Side ByPass

Klamath Falls Oregon 97603

VENDEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Art Davina

4090 South Side ByPass

Klamath Falls Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_

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 \_\_\_\_\_ or 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

SPACE RESERVED  
FOR  
RECORDER'S USE

89 OCT 30 PM 3 33

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 910.6 feet and North 89 degrees 27' West 30.00 feet distant; thence South along the said East right of way line of said Highway 175.00 feet; thence East at right angles to said Highway right of way line to the centerline of the Enterprise Irrigation District Canal; thence Northeasterly along the centerline of said canal to a point which is East 965.19 feet from the point of beginning; thence West 965.19 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 2:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 745.6 feet and North 89 degrees 26' West 30.00 feet distant; said point also being the the Southwest corner of that tract of land described in Deed Volume M76, page 6844, as recorded in the Klamath County Deed Records; thence South along said East right of way line of said Highway 20.0 feet; thence East at right angles to said Highway right of way line 335.0 feet; thence North parallel to said highway right of way line 20.0 feet; thence West 335.0 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 3:

All that portion of the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon lying Southerly and Easterly of those certain parcels of land described in instrument recorded December 30, 1976 in Volume M76, page 20951, Microfilm Records of Klamath County, Oregon and Northerly of that certain parcel of land described in instrument recorded August 29, 1988 in Volume M88, page 13921, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910 007CC 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day of Oct. A.D., 1989 at 3:33 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 20784.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore