

MTC 22872

## MEMORANDUM OF CONTRACT OF SALE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned HARRY L. BONOME and DOLORES M. BONOME, husband and wife, as Sellers and J. GARDNER & J. GARDNER CO., an Oregon Corporation, as Buyers, have entered into a Contract of Sale in writing under the date of January 1, 1990, wherein Seller agreed to sell to Buyer and Buyers agreed to buy from Sellers the following decribed real property situated in Klamath County, Oregon, to-wit:

A tract of land situated in the NW1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West quarter corner of said Section 7; thence South 89°49' East 799.00 feet to the Westerly right of way line of Highway 97 (Dallas-California Hwy); thence South 11°36' East along said right of way line 506.29 feet; thence South 78°24' West 99.36 feet to the true point of beginning; thence continuing South 78°24' West 286.05 feet; thence South 07°55'20" East 272.69 feet; thence South 65°03'50" West 92.90 feet; thence South 00°06'00" East 37.00 feet; thence South 69°30'10" East 475.00 feet (South 69°29' East 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County Surveyor); thence North 11°36' West 87.00 feet; thence North 78°24' East 73.15 feet; thence North 11°36' West 13.00 feet; thence North 78°24' East 27.00 feet to the Westerly right of way line of said Highway 97; thence North 11°36' West along said right of way line, 132.35 feet; thence South 85°27'15" West 92.51 feet; thence North 11°54'47" West 74.84 feet; thence North 74°21'03" East 45.38 feet; thence North 11°30'13" West 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the Southerly and Westerly edge of said sidewalk, South 78°16'22" West 43.47 feet and North 16°40'10" West 125.02 feet; thence North 73°19'50" East 5.50 feet; thence North 16°40'10" West 46.06 feet to the true point of beginning, containing 3.69 acres, more or less, with hearings based on said recorded survey No. 2148, TOGETHER WITH AND SUBJECT TO, the easements, common walkway, and common driveways as shown on the attached Exhibit "A", also subject to all easements and rights of way of record or apparent.

The consideration recited in said contract of sale is the sum of \$364,188.86.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Contract to be executed this 1st day of January, 1990.

Harry L. Bonome  
Harry L. Bonome

Dolores M. Bonome  
Dolores M. Bonome

J. GARDNER & J. GARDNER CO.

BY: James L. Gardner Sec  
James L. Gardner, Secretary

BY: J. Keith Gardner Pres  
J. Keith Gardner, President

90 FEB 15 PM 3 36

STATE OF OREGON )  
COUNTY OF MULTNOMAH ) ss

January 1, 1990

Personally appeared the above named Harry L. Bonome and Dolores M. Bonome, known to me to be the persons whose names are subscribed to the instrument and acknowledged to me that they have executed the same of their own free will and voluntary.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Janice L. Schen  
Notary Public for Oregon  
My Commission expires 7/27/90

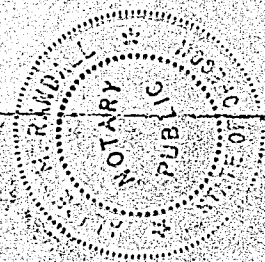
STATE OF OREGON )  
COUNTY OF MULTNOMAH ) ss

January 1, 1990

Personally appeared James L. Gardner and J. Keith Gardner who, being duly sworn, each for himself and not one for the other, did say that the former J. Keith Gardner is the President and that James L. Gardner is the Secretary for J. GARDNER & J. GARDNER CO., a corporation, and by authority of its board of directors, acknowledge said instrument to be its voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal the day and year above written.

Alice M. Randell  
Notary Public for Oregon  
My Commission expires 4-6-91



AFTER RECORDING RETURN TO:  
CHICAGO TITLE COMPANY  
1777 NE 39th  
PORTLAND, OR 97212  
ATTN: Jan Schoen

UNTIL REQUESTED ALL TAX STATEMENTS SHALL  
BE SENT TO:  
J. GARDNER AND J. GARDNER CO.  
P.O. Box 17082  
Portland, OR 97217

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day  
of Feb. A.D., 1990 at 3:36 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 3055

FEE \$33.00

Evelyn Biehn County Clerk  
By Caroline M. Schneider