

20670

Vol. m90 Page 19386

MTC 24034-DN  
MEMORANDUM OF CONTRACT OF SALE

SELLER: Karen A. Farmer

BUYERS: John K. Ward and Joan C. Ward

Until a change is requested, all tax statements shall be  
sent to: x HC 32 Box 135 GILCHRIST, OREGON 97737

Seller is selling to Buyers, and Buyer is purchasing from  
Seller, that real property described as follows:

Lot Three (3), Block Six (6), JACK PINE VILLAGE.

SUBJECT TO:

Taxes for the fiscal year 1990/91, a lien not yet due and  
payable.

A 20' building setback as shown on dedicated plat.

Right of way, subject to the terms and provisions thereof,  
for gas transmission line, recorded September 26, 1960, in  
Deed Volume 324, Page 290, Deed Records of Klamath County,  
Oregon in favor of Pacific Gas Transmission Company.

Notice of Location Amending Description of Existing Right of  
Way, dated February 23, 1962, and recorded in Volume 336,  
Page 23, Deed Records of Klamath County, Oregon.

Notice of Location Amending Description of Existing Right of  
Way, dated November 30, 1978, and recorded January 17, 1979,  
in Volume M79, Page 1274, Microfilm Records of Klamath  
County, Oregon.

Covenants, conditions and restrictions, but omitting  
restrictions if any, based on race, color, religion, or  
national origin, imposed by instrument, subject to the  
terms and provisions thereof, recorded May 23, 1969, in  
Volume M69, Page 3870, Microfilm Records of Klamath County,  
Oregon.

Rights of Way, subject to the terms and provisions thereof,  
given to Pacific Telephone and Telegraph Company in Deed  
Volume 85, Page 65, and Deed Volume 85, Page 66, all Deed  
Records of Klamath County, Oregon, over the W1/2 SE1/4,  
SE1/4 SW1/4 of Section 24, NE1/4 NW1/4 of Section 25 and

*Thomas V. Bryant, Jr.*

*Attorney at Law  
537 N.W. Wall St.  
Bend, Oregon 97701 - 2697*

04 4 04 25 06

SE1/4 NE1/4, W1/2 NE1/4, SE1/4 NW1/4 of Section 25 for transmission and distribution of electricity.

An easement created by instrument, subject to the terms and provisions thereof, dated May 19, 1969, in favor of Midstate Electric Cooperative, Inc., recorded May 22, 1969, in Volume M69, Page 3857, Microfilm records of Klamath County, Oregon, for construction and operation of electric distribution lines over said addition.

An easement created by instrument, subject to the terms and provisions thereof, dated May 19, 1969, in favor of Midstate Electric Cooperative, Inc., recorded May 27, 1969, in Volume M69, Page 3955, Microfilm records of Klamath County, Oregon, for construction and operation of electric distribution lines over said addition.

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated December 19, 1986, in favor of US Bank, LaPine Branch, recorded December 22, 1986, in Volume M86, Page 23660, Microfilm records of Klamath County, Oregon.

for a total consideration of \$52,000.00.

**THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

DATED this 24 day of September, 1990.

X John K. Ward  
JOHN K. WARD, Buyer

X Karen A. Farmer  
KAREN A. FARMER, Seller

X Joan C. Ward  
JOAN C. WARD, Buyer

*Thomas V. Bryant, Jr.*

*Attorney at Law  
537 N.W. Wall St.  
Bend, Oregon 97701 - 2697*

19388

STATE OF OREGON )  
 ) ss.  
 County of Klamtha )

September 24, 1990.

Personally appeared the above named KAREN A. FARMER and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Nancy L. Carter  
 Notary Public for Oregon  
 My Commission Expires: 3-16-93

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

September 23, 1990.

Personally appeared the above named JOHN K. WARD and JOAN C. WARD and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Nancy L. Carter  
 Notary Public for Oregon  
 My Commission Expires: 3-16-93

RETURN TO:  
 MOUNTAIN TITLE COMPANY  
 222 South Sixth Street  
 Klamath Falls, OR 97601

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Mountain Title Co.  
 on this 25th day of Sept. A.D., 19 90  
 at 4:04 o'clock P M. and duly recorded  
 in Vol. M90 of Deeds Page 19386.

Evelyn Biehn, County Clerk

By Catherine Mulendore Deputy.

Fee, \$38.00

*Thomas V. Bryant, Jr.*

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