

20946

MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on September 26, 1990,
 WILFRED A. JOHNSON & JIMMIE L. JOHNSON husband and wife as vendor(s) and
 JOAN B. DANIEL 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: Per Exhibit "A" attached hereto and
 incorporated herein by this reference.

The true and actual consideration for the transfer, set forth in said contract, is \$49,000.00, payable \$2,000.00
 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual
 installments (indicate which) of not less than \$450.00 each; all deferred payments bear interest at the rate
 of 8.5% per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum September 26, 1990

WILFRED A. JOHNSON
 JIMMIE L. JOHNSON

This foregoing memorandum shall be recorded by the county clerk for
 them 15 days after the date of recording and the parties to
 be recorded. ORS 12.025

STATE OF OREGON, County of Klamath, ss.
 September 26, 1990
 Personally appeared the above named
 WILFRED A. JOHNSON &
 JIMMIE L. JOHNSON

STATE OF OREGON, County of _____, ss.
 _____, 19____
 Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of _____

and acknowledged the foregoing instru-
 ment to be his or her act and deed.
 DANA M. NIELSEN
 NOTARY PUBLIC-OREGON
 My commission expires: 12/31/94

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.
 Before me:
 Notary Public for Oregon
 My commission expires:
 (OFFICIAL SEAL)

WILFRED A. & JIMMIE L. JOHNSON
 1697 Madison Street
 Klamath Falls, OR 97603
 VENDOR'S NAME AND ADDRESS
 JOAN B. DANIEL
 229 N. Alameda Street
 Klamath Falls, OR 97601
 VENDEE'S NAME AND ADDRESS
 MOUNTAIN TITLE CO.
 222 So. 6th Street
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP
 (Note: change in no printed cell from the preceding shall be set to the following address.)
 JOAN B. DANIEL
 229 N. Alameda Street
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
 County of _____
 I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19____,
 at _____ o'clock _____ M., and recorded
 in book/roll/volume No. _____ on
 page _____ or as document/fee/file/
 instrument/microfilm No. _____
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

By _____ Deputy

19919

MTC NO: 24001-DN

EXHIBIT 'A'
LEGAL DESCRIPTION

Beginning at a point on the Northeasterly line of Alameda Street, which point is 97.4 feet in a Southeasterly direction along the arc of a 3 degree 55' curve to the left (said curve being the said Northeasterly line of Alameda Street) from the most Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence; continuing along the said 3 degree 55' curve to the left a distance of 40 feet, more or less, to its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said Northerly line of Williams Addition, South 89 degrees 20' East a distance of 7.67 feet, more or less, to a point; thence North 31 degrees 51' East (along what would be a radial line to the above mentioned 3 degree 55' curve if same had been extended 48.7 feet from the above point of beginning) a distance of 69.8 feet to a point; thence in a Northwesterly direction a distance of 46 feet, more or less, to a point on the Southeasterly line of the property deeded to Cecil Humphrey, May 26, 1928, in Volume 83, page 312, Deed Records of Klamath County, Oregon; thence in a Southwesterly direction along said Humphrey property 75 feet to the point of beginning, said tract being a portion of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that tract of land more particularly described as follows: Beginning at the most Northwesterly corner of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon, and running thence South 89 degrees 20' East along the North line of said Block 1A, a distance of 7.67 feet to a point; thence South 31 degrees 51' West a distance of 3.06 feet to a point on the Northeasterly line of Alameda Street; thence North 66 degrees 05' West along the Northeasterly line of Alameda Street 6.63 feet, more or less to the point of beginning, said tract being a portion of Block 1A, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 02800 06100

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of March A.D. 1990 at 1:10 o'clock P.M., and duly recorded in Vol. M90,
of 11801 on Page 19918

Evelyn Biehn - County Clerk

FEE \$11.00

By G. Andrew Muller