

22670

## MEMORANDUM OF LAND-SALE CONTRACT

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KNOW ALL MEN BY THESE PRESENTS, that on  
 WILLIAM B. COLLIER, a partner of COLLIER'S CLEANERS  
 STEVEN D. LOWELL  
 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:

An undivided one-half interest in the real property described per Exhibit "A" attached hereto.

The true and actual consideration for the transfer, set forth in said contract, is \$75,000.00 payable \$20,000.00 down on the signing of said contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual installments (indicate which) of not less than \$440.47 each; all deferred payments bear interest at the rate of 8.4% per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum November 13, 1990.

*William B. Collier*  
 WILLIAM B. COLLIER

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.

STATE OF OREGON,

County of Klamath } ss.  
 November 13, 1990.

Personally appeared the above named  
 WILLIAM B. COLLIER

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL  
 SEAL)

*D. L. Hoots*  
 Notary Public for Oregon

My commission expires: 11-24-93

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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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 behalf 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)

VENDOR'S NAME AND ADDRESS

VENDEE'S NAME AND ADDRESS

After recording return to:

D. L. Hoots

127 S. 6th St.

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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 document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

90 NOV 15 PM 4 45

REAL PROPERTY

An undivided one-half interest in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning on the Southwesterly line of East Main Street at a point distant 15 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence in a Southwesterly direction to a point in the South line of Lot 29 in said Block 14, distant 14 feet West from the Southeast corner thereof; thence continuing on said line to the intersection with a line running East and West, parallel with and 16 feet South of the North line of Lot 26 in said Block 14; thence West on the last said line to the East line of Richmond Street; to a point 8 feet South of the Northwest corner of Lot 25; thence East on a line parallel to the North line of Lot 25 in said Block 14, a distance of 79.68 feet; thence Northeasterly on a line that is at right angles to East Main Street, 92.75 feet to a point in the Southwesterly line of East Main Street, which point is 69 feet Southeasterly from the most Northerly corner of Lot 28; thence Northwesterly on the East line 54 feet to the point of beginning.

and

Beginning on the Southwesterly line of East Main St. at a point distant 69 feet Southeasterly from the most Northerly corner of Lot 28 in Block 14, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, and running thence Southwesterly and at right angles to East Main St. 92.75 feet to a point 17 feet North of the South line of Lot 25; thence West 79.68 feet along a line parallel to the South line of Lot 25, in said Block 14, to a point on the East line of Richmond St.; thence South along the East line of Richmond St. 17 feet to the Southwesterly corner of said Lot 25; thence East along the Southerly line of Lot 25, Block 14 to its intersection with the West line of Owens St.; thence North along the West line of Owens St. to its intersection with the Southwesterly line of East Main St.; thence Northwesterly along last said line 19 feet more or less to the point of beginning, situate in the City of Klamath Falls, Klamath County, Oregon, according to the duly plat thereof on record and file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of D.L. Hoots the 15th day  
of Nov. A.D., 19 90 at 4:45 o'clock P. M., and duly recorded in Vol. M90  
of Deeds on Page 22955  
Evelyn Biehn County Clerk  
By Dorinda M. Anderson

FEE \$33.00

EXHIBIT "A"