

31582

ASPEN 36774

Vol. mg / Page 12870

Until further notice, all tax statements should be sent to the following address:

Cindy Lee Hoover
P.O. Box 7705
Bend, OR 97708

MEMORANDUM OF CONTRACT OF SALE

DATED: July 3, 1991

BETWEEN: DARRELL DeLASHMUTT and ARLENE
DeLASHMUTT, husband and wife, SELLER

AND: CINDY LEE HOOVER, a married woman, PURCHASER

Pursuant to a Contract of Sale dated July 3, 1991,
Seller sold to Purchaser the following-described real property
located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "B".

~~NW 1/4 SW 1/4 of Section 27, Township 23 South, Range
10 East of the Willamette Meridian, Klamath County,
Oregon.~~

TOGETHER WITH: kitchen range and wood stove in front
room.

SUBJECT TO the exceptions more particularly described on
Exhibit "A" attached hereto and by this reference
incorporated herein.

The true and actual consideration for this conveyance stated
in dollars is \$51,500.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A
FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS
SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR
FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A
RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

SELLER:

PURCHASER:

- 1 - MEMORANDUM OF CONTRACT OF SALE (DELA02)

Gray Fancher Holmes Hurley Bryant & Loxlien
Attorneys At Law

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-4551 Telecopier (503) 389-5586

Darrell DeLashmutt Cindy Lee Hoover
 DARRELL DeLASHMUTT CINDY LEE HOOVER

Arlene DeLashmutt
 ARLENE DeLASHMUTT

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this
3rd day of July, 1991 by Darrell DeLashmutt and Arlene
 DeLashmutt.

[Signature]
 Notary Public for Oregon
 My Commission Expires: 12-11-93

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this
3rd day of July, 1991 by Cindy Lee Hoover.

[Signature]
 Notary Public for Oregon
 My Commission Expires: 12-11-93

- 2 - MEMORANDUM OF CONTRACT OF SALE (DELA02)

Gray Fancher Holmes Hurley Bryant & Lovlien
 Attorneys At Law

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EXHIBIT "A"

1. Rules and regulations of the fire patrol District.
2. Rights of the public in and to any portion of the described premises lying within the boundaries of roads or highways.
3. Conditions and Restrictions in deed recorded February 5, 1991, in Book M-91, Page 2244, Fee No. 25571.
4. Reservations and restrictions in deed executed by Rollin E. Cook and Helen E. Cook, husband and wife, to Hardy G. Hand and Betty P. Hand, husband and wife, dated July 8, 1954, recorded July 22, 1954 in Book 268 at Page 209 Deed Records of Klamath County, Oregon, as follows: "...saving and excepting: It is agreed that the sellers retain an undivided 1/2 interest in all of the mineral, oil and gas rights on the premises, together with the privilege of ingress and egress for the purpose of taking and removing the same".
5. Contract as revealed by a memorandum from Dennis W. Lucas and Shirley A. Lucas, husband and wife, Vendor, to Gerald A. Bull and Gretchen A. Bull, husband and wife, Vendee, dated November 11, 1973, recorded November 20, 1973 in Book M-73, Page 15269, Fee No. 83649.

The vendor's interest thereunder was assigned to C BAR C Corporation, an Oregon Corporation, recorded July 20, 1976, in Book M-76, Page 11023, Fee No. 16536.

The vendor's interest thereunder was assigned to Loeta P. Myers, recorded August 4, 1976, in Book M-76, Page 11999, Fee No. 17214.

The vendee's interest thereunder was assigned by Quitclaim Deed to James Arthur Raybould, recorded March 8, 1977, in Book M-77, Page 3921, Fee No. 26393.

The effect, if any, of Quitclaim Deed recorded August 7, 1989 in Book M-89 at Page 14558, Loeta P. Myers to Gerald A. Bull and Gretchen A. Bull
6. Contract as revealed by memorandum from Gerald A. Bull and Gretchen A. Bull, husband and wife, Vendor, to James A. Raybould and Micaela R. Raybould, husband and wife, Vendee, dated October 15, 1974, recorded February 5, 1975, in Book M-75, Page 1493, Fee No. 97801.
7. Contract from James A. Raybould, Vendor, to Patrick L. Roach and Shirley A. Roach, husband and wife, Vendee, dated March 1,

- 1 - EXHIBIT "A" (RSL:DELA05)

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1977, recorded March 8, 1977, in Book M-77, Page 3923, Fee No. 26395.

The vendor's interest thereunder was assigned to David P. Frase, as to an undivided 1/5 interest; Gail L. Lonnberg, as to an undivided 2/5 interest; Helen A. Spencer, as to an undivided 1/5 interest; Bessie M. Drumm, Guardian of Christi Lynn Drumm, a minor, and Bessie M. Drumm, Guardian of Jennifer L. Drumm, a minor and Barbara Brower, as to an undivided 1/5 interest, recorded May 16, 1990, in Book M-90, Page 9346, Fee No. 14943.

8. Contract from Patrick L. Roach and Shirley A. Roach, husband and wife, Vendor, to Kathleen Bryson and Laurie Jensen, Vendee, dated May 7, 1978, recorded May 31, 1978, in Book M-78, Page 11559, Fee No. 49250.

The vendee's interest thereunder was assigned by Quitclaim Deed to Kathleen Bryson, recorded November 29, 1982, in Book M-82, Page 15763, Fee No. 17585.

The vendor's interest thereunder was assigned by Case No. 84-564CV to Bruce E. Brink, recorded November 29, 1988, in Book M-88, Page 20164, Fee No. 94372.

9. Contract as revealed by a memorandum from Kathleen Bryson, Vendor, to Darrell D. DeLashmutt and Arlene S. DeLashmutt, husband and wife, Vendee, dated August 11, 1989, recorded August 16, 1989, in Book M-89, Page 15178, Fee No. 3938.

A Bargain and Sale Deed was recorded from Kathleen Bryson to Darrell D. DeLashmutt and Arlene S. DeLashmutt, February 5, 1991, in Book M-91, at Page 2244.

10. Aspen Title & Escrow, Inc. and Stewart Title will not insure any right of access to and from the described premises.

EXHIBIT "B"

All that portion of the NW 1/4 SW 1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of the Great Northern Railway right of way.

EXCEPTING THEREFROM the Northerly 40 feet which is disclosed in Book M-68 at Page 7608, Deed Records of Klamath County, Oregon.

CODE 51 MAP 2310-2700 TL 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of July A.D., 19 91 at 3:31 o'clock P.M., and duly recorded in Vol. M91,
of Deeds on Page 12870.

FEE \$48.00

Evelyn Biehn, County Clerk

By Ruthene Mullins

Return: ATC