

Aspen Title #01034656

## MEMORANDUM OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on the 1st day of July, 1991, Tom DeJong and Nellie A. DeJong, husband and wife, and Kees DeJong and Carla M. DeJong, husband and wife, appearing as Sellers, entered into a contract to sell real and personal property with William G. Walden, as Buyer, for the sale of the following-described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1: An undivided one-half interest in and to:

The West 25 feet of the following-described property in the County of Klamath, State of Oregon:

Commencing at the Southeast corner of Block 12, FIRST ADDITION TO THE TOWN OF BONANZA and running thence West along the South line of said Block, a distance of 75 feet; thence North a distance of 48' 3-1/2" more or less to the Southeast corner of parcel conveyed to Bray in Book 163 at page 253, Deed Records; thence East along the South line of said Bray Parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 58' 6-1/4" more or less to the point of beginning.

PARCEL 2:

The West 50 feet of Block 12, FIRST ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

CODE 11 MAP 391110CA TL 5800

CODE 11 MAP 391110CA TL 5300

and all fixtures and equipment located on said real property, together with the assumed business name, BONANZA GENERAL STORE.

The Buyer in said contract agreed to pay Sellers the sum of \$227,260.76 for said real and personal property, as follows:

\$ 63,000.00 upon execution of the contract of sale;  
139,260.76 by assumption of a contract of sale between Ivan H. Bold and Clara E. Bold, as sellers, and Tom DeJong and Nellie A. DeJong; and Kees DeJong and Carla M. DeJong as buyers;

25,000.00 to be paid in monthly installments of not less than \$408.60 each, with interest at the rate of 9.5% per annum, the first installment to be paid Aug. 5, 1991, and a like amount to be paid on the 5th day of each month thereafter until full balance of \$25,000.00 and interest have been paid. Interest starts 7-1-91.

This Memorandum is not a complete summary of the contract of sale. Provisions in the Memorandum shall not be used in interpreting the contract provisions. In the event of a conflict between the Memorandum and the unrecorded contract, the unrecorded contract shall control.

Tom DeJong  
Tom DeJong

Kees DeJong  
Kees DeJong

Nellie A. DeJong  
Nellie A. DeJong

Carla M. DeJong  
Carla M. DeJong

William G. Walden  
William G. Walden

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WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601

503/882-7229  
O.S.B. #70133

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON )  
County of Klamath ) SS

On this 1st day of July, 1991, personally appeared the above-named Tom DeJong and Nellie A. DeJong, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

My Commission Expires: 3-22-93

*W. D. Aldington*  
Notary Public for Oregon

STATE OF OREGON )  
County of Klamath ) SS

On this 1st day of July, 1991, personally appeared the above-named Kees DeJong and Carla M. DeJong, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

My Commission Expires: 3-22-93

*W. D. Aldington*  
Notary Public for Oregon

STATE OF OREGON )  
County of Klamath ) SS

On this 1st day of July, 1991, personally appeared the above-named William G. Walden and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

(SEAL)

My Commission Expires: 3-22-93

*W. D. Aldington*  
Notary Public for Oregon

Return to:  
Aspen Title  
Ath: Collection Dept.

Mail Tax Statements to:

William G. Walden  
Box 217  
Bonanza, OR 97623

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title co.

on this 8th day of July A.D. 19 91  
at 3:54 o'clock PM and duly recorded  
in Vol. M91 of Deeds Page 12956

Evelyn Biehn County Clerk

By *W. D. Aldington*  
Deputy.

Fee, \$33.00