

43264

MTC 27150

Vol. m92 Page 7418

## MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on March 25, 1992, NORMAN MILLER ANDERSON and LAVINA A. ANDERSON, as vendors and CECIL R. SOMMERS and MILDRED K. SOMMERS as vendees made and entered into a certain land-sale contract wherein said vendor agreed to sell to said vendees and the latter agreed to purchase from said vendor the fee-simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

SEE ATTACHED EXHIBIT A

The true and actual consideration for the transfer, set forth in said contract is \$43,500.00, all deferred payments bear interest at the rate of 6% per annum from the date of said contract until paid.

In Witness Whereof the said vendors and vendees have executed this memorandum March 25, 1992.

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Norman Miller Anderson  
NORMAN MILLER ANDERSON

Cecil R. Sommers  
CECIL R. SOMMERS

Lavina A. Anderson  
LAVINA A. ANDERSON

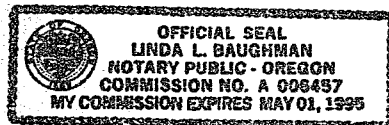
Mildred K. Sommers  
MILDRED K. SOMMERS

STATE OF OREGON, County of Klamath)ss. April 6, 1992.

Personally appeared the above named NORMAN MILLER ANDERSON and LAVINA A. ANDERSON and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)

Linda L. Baughman  
Notary Public for Oregon  
My Commission Expires: 5-1-95

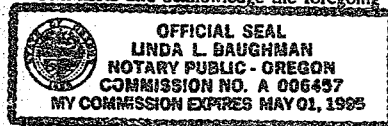


STATE OF OREGON, County of Klamath)ss. April 7, 1992.

Personally appeared the above named CECIL R. SOMMERS AND MILDRED K. SOMMERS and acknowledge the foregoing instrument to be their voluntary act and deed.

(SEAL)

Linda L. Baughman  
Notary Public for Oregon  
My Commission Expires: 5-1-95



NORMAN & LAVINA ANDERSON  
P O Box 231  
Beatty, OR 97621  
VENDOR'S NAME & ADDRESS

CECIL & MILDRED SOMMERS  
P O Box 99  
Beatty, OR 97621  
VENDEE'S NAME & ADDRESS

After recording return  
to Vendee.  
C/O Neal Buchanan  
Attorney at Law  
601 Main Street  
Klamath Falls, OR 97601  
Until a change is requested  
all tax statements shall be  
sent to Vendees.

STATE OF OREGON, County of Klamath

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 fee/file/  
instrument/microfilm/reception No. \_\_\_\_  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

All of Lots 19, 20, 22, and parts of Lots 21, 27, 28, 29, and 30 as follows: Beginning at the Northwest corner of said Lot 20; thence South along the West line of said Lot 20 and 21 a distance of 700 feet, more or less, to the intersection of the Westerly extension of the North line of a tract conveyed to Clyde Peck by Deed recorded in Book 363, page 563, with the West line of said Lot 21; thence East along the North line of said Peck tract a distance of 239 feet to the Northeast corner thereof; thence South along the East line of said Peck tract and the Southerly extension thereof, a distance of 627 feet to the Southeast corner of a tract conveyed to Faydrex Incorporated, by deed in M-67 page 700; thence West along the South line of said tract a distance of 41 feet to the Northeast corner of a tract conveyed by deed recorded in Book 262 page 229; thence South along the East line of said tract and the Southerly extension thereof, a distance of 502.2 feet, more or less to its intersection with Westerly extension of the North line of a tract conveyed to Faydrex Incorporated by deed in M-67 page 702, and the East line of a tract described by deed recorded in Book 163 at page 449; thence East along said extended Faydrex line and the North line thereof, a distance of 280 feet to the Northeast corner thereof; thence South along the East line of said Faydrex tract and South along the East line of a tract conveyed by deed recorded in Book 242 page 377, a distance of 417 feet, more or less, to its intersection with the North line of a tract conveyed by deed recorded in Book 335 page 590; thence East along the North line of said tract a distance of 124.75 feet to the Northeast corner thereof; thence South along the East line of said tract a distance of 208.75 feet to the North line of a tract conveyed by deed recorded in Book 335 at page 57; thence East along the North line thereof a distance of 285.25 feet to the West line of a tract conveyed by deed recorded in Book 218 at page 460; thence North along the West line thereof, a distance of 77 feet to the Northwest corner thereof; thence East along the North line thereof a distance of 14.2 feet to the Southwest corner of a tract conveyed by deed recorded in Book 227 at page 113; thence North along the West line of said tract a distance of 418 feet to the Northwest corner thereof; thence East along the North line thereof, a distance of 239.3 feet to its intersection with the West line of a tract conveyed by deed recorded in Book 338 at page 476; thence North along the West line of said tract a distance of 207 feet to the Northwest corner thereof; thence East along the North line of said tract a distance of 178.7 feet to the Northeast corner thereof; thence South along the East line of said tract a distance of 625 feet to the North line of a tract conveyed by deed recorded in Book 344 at page 385, said point being 239 feet North of the South line of said Lot 30; thence East parallel to the South line of said Lot 30 a distance of 880 feet, more or less, to the Southwest corner of a tract conveyed by deed recorded in Book 343, page 123, thence North along the West line of said tract a distance of 418 feet to the South line of a tract conveyed by deed recorded in Book 135 at page 608; thence West long the South line of said tract a distance of 22 feet to the Southwest corner thereof; thence North long the West line of said tract a distance of 470 feet to the Northwest corner thereof; thence East along the North line of said tract 470 feet to the East line of Lot 27; thence North long the East line of said Lots 27, 22, and 19, to the Northeast corner of said Lot 19; thence West along the North line of Lots 19 and 20 to the point of beginning, of Section 14, Township 36 South, Range 12 East of the Willamette Meridian.

# SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto, a penalty may be levied if notice of disqualification is not timely given.
3. An easement created by instrument, subject to the terms and provisions thereof dated September 11, 1933 and recorded in Vol. 286 page 57, Microfilm Records of Klamath County, Oregon on August 17, 1956. Said easement being a 30 foot wide right of way along the West line of Section 14 in favor of the United States of America.
4. The terms and provisions of that deed dated July 9, 1969, recorded July 10, 1969 in Volume M69 page 6010, to wit, "All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be."
5. The presently pending Klamath River adjudication to which seller warrants that he has filed a claim for 1864 water rights; and to which water rights he will participate with and aid purchaser to succeed to, and to which when adjudicated shall become the property of purchaser.

## EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day  
of April A.D., 19 92 at 11:20 o'clock A M., and duly recorded in Vol. M92  
of Deeds on Page 7418.

Evelyn Biehn, County Clerk

By Dan M. Miller

FEE \$35.00