

K-43989

## MEMORANDUM OF CONTRACT OF SALE

DATED: May 15th, 1992

BETWEEN: Andrea L. Rust, Personal Representative  
of the Estate of Read Wilbert Willard,  
315 Grant Street  
Klamath Falls, Oregon 97601

Klamath County Circuit Court Case No. 9102417CV

SELLER

AND: Edward Brundridge,  
339 Grant Street  
Klamath Falls, Oregon 97601

PURCHASER.

Pursuant to a Contract of Sale dated May 15th, 1992, Seller sold to Purchaser the following described real property located in Klamath County, Oregon:

Lot 10, Block 28 First 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.

subject only to those encumbrances described in attached Exhibit "A" attached hereto and incorporated herein by reference.

The true and actual consideration for this conveyance stated in dollars is the sum of \$18,000.00.

The purchase price of \$18,000.00 shall be paid as follows:

(a) Purchaser shall pay on the Closing Date, the sum of \$3000.00 as a down payment on the purchase price.

(b) Interest on the remaining balance of \$15,000.00 shall accrue at the rate of nine percent (9%) per annum from the Closing Date. The unpaid balance of the purchase price shall be paid in monthly installments of \$190.01 each, including interest with the first installment due on June 16, 1992 and with subsequent installments due on the 16th day of each month thereafter. Each payment shall be applied to interest to date of payment and the balance to principal.

(c) All unpaid principal and all accrued but unpaid interest shall be paid in full on May 16, 1997, the fifth anniversary of the Closing Date.

SELLER:

PURCHASER:

Andrea L. Rust  
 Andrea L. Rust  
 Personal Representative for  
 the Estate of Read Wilbert Willard

Edward Brundridge  
 Edward Brundridge

STATE OF OREGON       )  
                                   ) ss.  
 County of Klamath     )

On this 15th day of May, 1992, personally appeared before me the above named Andrea L. Rust, Personal Representative of the Estate of Read Wilbert Willard, and acknowledged the foregoing to be her voluntary act and deed.

Debra Beckham  
 Notary Public of Oregon  
 My commission expires: 12-19-92

STATE OF OREGON       )  
                                   ) ss.  
 County of Klamath     )

On this 15th day of May, 1992, personally appeared before me this above named Edward Brundridge and acknowledged the foregoing to be his voluntary act and deed.

Debra Beckham  
 Notary Public of Oregon  
 My Commission Expires: 12-19-92

RETURN TO KLAMATH COUNTY TITLE COLLECTION DEPARTMENT

MAIL TAX STATEMENTS TO:  
 EDWARD N. BRUNDRIDGE  
 339 GRANT ST.  
 KLAMATH FALLS, OREGON 97601

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.  
 on this 19th day of May A.D. 19 92  
 at 11:55 o'clock A M. and duly recorded  
 in Vol. M92 of Deeds Page 10840  
 Evelyn Biehn County Clerk  
 By Debra Beckham

Deputy.

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Fee, \$35.00