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K-44704

Vol. 92 Page 28656

Return to: KEVIN NEWMAN P.O. BOX 594 BLY, OREGON 97622	Tax Statements to: KEVIN NEWMAN P.O. BOX 594 BLY, OREGON 97622	Clerk's Stamp:
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MEMORANDUM OF CONTRACT OF SALE

DATED: December 1, 1992.

BETWEEN: William M. Bond, Marie Bond and
Robert T. Bond

("Seller")

AND: Daron S. Newman and Kevin D. Newman,
as tenants in common

("Purchaser")

Pursuant to a Contract of Sale dated December 1, 1992, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows:

Beginning at the Section corner common to 29, 28, 32, 33, T. 39 S.R. 9 E.W.M.; thence South along the section line 1346.72 feet to a point; thence North 89°13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Corzatt; thence South 18°59' East 640.20 feet to a point; thence South 40°11' East 387.80 feet to a point; thence South 27°58'20" East 452.15 feet to a point; henceforth referred to as Point No. 1 which is the point of beginning; thence South 27°58'20" East 252.20 feet to a point; thence South 82°57'20" East 831.95 feet to a point; thence South 32°08'20" East 633.45 feet to a point; thence South 70°52'40" East 384.80 feet to a point; thence South 20°04'40" East 363.00 feet to a point; thence West along the 1/16 line 1573.0 feet to a point; thence South to a point which is the Southwest 1/16 corner of Section 33; thence West along the South Section line of Section 33 to a point that is 1030 feet East of the Section Corner 32, 33, 4, 5, Twp. 39 S. R. 9 E.W.M. and Twp. 40 S. R. 9 E.W.M.; thence North 460.0 feet to a point; thence West 500.00 feet to a point; thence North 882.29 feet to a point; thence West 530.00 feet to a point on the West line of Section 33 that is 1342.29 feet North of the Section Corner 32, 33, 5, 4, Twp. 39 S. R. 9 and Twp. 40 S. R. 9 E.W.M.; thence North along the West Section line of Section 33; to a point that is the West 1/4 corner of Section 33; thence East along the 1/4 line to Point #1 which is the point of beginning. SAVING AND EXCEPTING any portion lying within any roads or highways, and FURTHER EXCEPTING that portion deeded to Chavez in Deed Volume 69 on page 344-1 and Deed Volume 69 page 344-3. ALSO FURTHER EXCEPTING that portion deeded to Klamath Irrigation District in Deed Volume M-78 on page 29044.

Together with an easement given by Klamath Irrigation District in deed Volume M-78 on page 29046, records of Klamath County, Oregon

TOGETHER WITH AND SUBJECT TO a 60.0 foot easement for purposes of ingress and egress and for utility purposes, 30.0 feet on each side of the following described center line:

Beginning at the Section Corner common to Sections 32 and 33, Township 39 South, Range 9 E.W.M. and Sections 4 and 5, Township 40 South, Range 9 E.W.M.; thence North along the West line of Section 33 1038.0 feet to a point which is the extended center line of an existing 60.0 foot access road as it now exists, which is the true point of beginning; thence East 650.0 feet to a point of termination that lies in a stock corral and at a crossing of the U.S.B.R. No. 20 Drain.

SUBJECT TO AND EXCEPTING (1) reservations, restrictions easements and rights of way of record and those apparent upon the land (2) rules, regulations, liens and assessments of water user and improvements districts.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on December 1, 2002. The true and actual consideration for this conveyance is \$140,000.00 for this parcel and the adjoining parcel.

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 ANY INTEREST IN OR TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

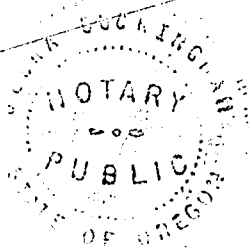
SELLER:

William M. Bond
Marie Bond
Robert T. Bond by J. Marie Bond

STATE OF OREGON)
County of Klamath) ss. December 2nd, 1992.

28657

Personally appeared the above-named William M. Bond, L. Marie Bond and Robert T. Bond, and acknowledged the foregoing instrument to be their voluntary act. Before me:



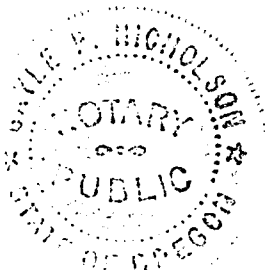
[Signature]
Notary Public for Oregon
My Commission expires: 12-19-92

PURCHASER:

Kevin D. Newman
Daron S. Newman

STATE OF OREGON)
County of Klamath) ss. December 1, 1992.

Personally appeared the above-named Daron S. Newman and Kevin D. Newman and acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission expires: 12-19-92

STATE OF OREGON,

County of Klamath } ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 2nd day of December, 1992, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named William M. Bond and L. Marie Bond, aka Marie Bond for herself and As Attorney In Fact for Robert T. Bond known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My commission expires 12-19-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 3rd day of Dec. A.D., 19 92 at 11:00 o'clock A.M., and duly recorded in Vol. M92 of Deeds on Page 28656.

FEE \$35.00

Evelyn Biehn County Clerk
By [Signature]

2. MEMORANDUM