

54713

DEC 2 1992

K-44704

Vol. 992 Page 28658

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:

MEMORANDUM OF CONTRACT OF SALE

DATED: December 1, 1992.

BETWEEN: William M. Bond and Marie Bond

("Seller")

AND: Daron S. Newman, Kevin D. Newman and
Douglas 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 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, 1342.29 feet to a point; thence East along the 1/16 Corner line 530.0 feet to a point; thence South 882.29 feet to a point; thence East 500.0 feet to a point; thence South 460.0 feet to a point on the South Section line of Section 33; thence West along the South Section line of Section 33, 1030 feet to the point of beginning. SAVING AND EXCEPTING any portion lying within the boundaries of any roads or highways. (Tax Account No. 3909-3300-1200)

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:

PURCHASER:

William M. BondKevin D. NewmanMarie BondDaron S. Newman

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

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

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

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

Dennis Beckwith
Notary Public for Oregon
My Commission expires: 12-19-92

Laura P. DeHaber
Notary Public for Oregon
My Commission expires: 4-8-93

28659

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 AM., and duly recorded in Vol. M92,
of Deeds on Page 28658.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mullen