

63234

06-17-93A11:30 RCVD

Vol. 93 Page 14320

MTC 29826-LK
MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on June 17, 1993, Charles M. Menges and Ona W. Menges, as Seller and James D. Mikkelsen as Purchaser made and entered into a certain land-sale contract wherein said Seller agreed to sell to said Purchaser and the latter agreed to purchase from said Seller 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 \$25,000.00, all deferred payments bear interest at the rate of 8% simple from the date of said contract until paid.

In Witness Whereof the said Seller and Purchaser have executed this memorandum this 17th day of June, 1993.

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.

Charles M. Menges
Charles M. Menges

James D. Mikkelsen
James D. Mikkelsen

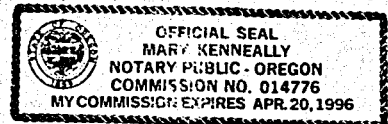
Ona W. Menges
Ona W. Menges

STATE OF OREGON, County of Klamath)ss. June 17, 1993.

Personally appeared the above named individuals and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Mary Kenneally
Notary Public for Oregon
My Commission Expires: 4/20/96



STATE OF OREGON, County of Klamath)ss. June 17, 1993.

Personally appeared the above named James D. Mikkelsen and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Mary Kenneally
Notary Public for Oregon
My Commission Expires: 4/20/96

SELLER NAME & ADDRESS
Charles M. and Ona W. Menges
P.O. Box 342
Dorris, CA 96023

PURCHASER NAME & ADDRESS
James D. Mikkelsen
745 Mangels Avenue
San Francisco, California 94127

After recording return
to PURCHASER.

Until a change is requested,
all tax statements shall
sent to PURCHASER.

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.

By _____ Name _____ Title _____ Deputy

EXHIBIT "A"

A parcel of land in the E½ of NW¼, Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

↳ Klamath County, Oregon

Beginning at a point on the East line of SE¼NW¼ of Section 7, Twp. 38 South, Range 9 East, W.M., which lays South along the quarter line a distance of 216.9 feet from the Northeast corner of said SE¼NW¼ of Section 7 which is also center line of County Road; thence North 71°30' West a distance of 134.0 feet along center line of County Road; thence North 56°15' West a distance of 90.0 feet along center line of County Road; thence North 37°30' West a distance of 200.0 feet along center line of County Road to center line of Old Highway; thence North 13°30' West a distance of 125.40 feet along center line of Old Highway; thence East a distance of 353.0 feet to East line of NW¼ of Section 7; thence South along said East line of NW¼ of Section 7 a distance of 373.33 feet to the point of beginning.

EXCEPTING THEREFROM The North 120 feet of said Tract.

SUBJECT TO reservations and restrictions of record, and easement and rights-of-way of record and those apparent on the land.

Subject to the following:

- a. The herein described premises are within land subject to the statutory powers, including the power of assessment of Northside Drainage District.
- b. Right of the public in and to any portion of the herein described premises lying within the limits of the streets, roads, or highways.
- c. An easement created by instrument, subject to the terms and provisions thereof,

Dated:	August 28, 1923
Recorded:	August 28, 1923
Volume:	61, Page 460, Microfilm Records of Klamath County, Oregon
In Favor of:	California/Oregon Power Company
For:	Right of Way
- d. An easement created by instrument, subject to the terms and provisions thereof,

Dated:	August 28, 1923
Recorded:	August 28, 1923
Volume:	Microfilm Records of Klamath County, Oregon
In Favor of:	California/Oregon Power Company
For:	Right of Way

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 17th day
of June A.D., 19 93 at 11:30 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 14320

Evelyn Biehn County Clerk

By Roseline Mulendae

FEE \$35.00