

63575

MEMORANDUM OF LAND SALE CONTRACT Vol. 14981 Page 14981

KNOW ALL MEN BY THESE PRESENTS, that on May 27, 1993, KLAMATH COUNTY, a political corporation of the State of Oregon, as vendor and Oreranches, Inc., as vendee(s) made and entered into a certain land-sale contract wherein said vendor agreed to sell to said vendee(s) 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:

The Easterly 465 feet of the E1/2S1/2S1/2SW1/4SW1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. Reservations of Oil and Minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Book 356, Page 42, Deed Records.
2. SUBJECT to an unrecorded fencing agreement between William L. Rawn, Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in book M68, Page 7416, Microfilm Records.
3. An easement created by instrument, including the terms and provisions thereof, dated July 27, 1979, recorded September 19, 1979 in Book M79, Page 22253, in favor of Pacific Power and Light Company (no exact location given)
4. Restrictive provision that Vendee(s), their heirs, successors and assigns may not construct more than a single dwelling unit on three and a half acres of land, more or less.

The true and actual consideration of the transfer, set forth in said contract is \$1,113.00, all deferred payments bear interest at the rate of 9% per annum from the date of said contract until paid.

In Witness Whereof the said vendor has executed this memorandum June 23, 1993.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PERSON ACQUIRING FEE SIMPLE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Chairman of the Board

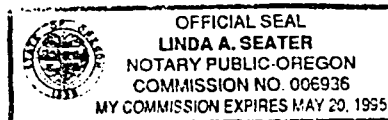
County Commissioner

County Commissioner

STATE OF OREGON, County of Klamath) ss. June 23, 1993.

Personally appeared the above name COUNTY COMMISSIONERS and acknowledge the foregoing instrument to their voluntary act and deed.

(SEAL)



Klamath County
Courthouse Annex, 305 Main Street
Klamath Falls, OR 97601
VENDOR'S NAME & ADDRESS

Oreranches, Inc.
P.O. Box 361
Chiloquin, Oregon, 97624-0361
VENDEE'S NAME & ADDRESS

AFTER RECORDING RETURN TO:
Oreranches, Inc.
P.O. Box 361
Chiloquin, Oregon, 97624-0361

Until a change is requested all tax statements shall be sent to the following address.

Oreranches, Inc.
P.O. Box 361
Chiloquin, Oregon, 97624-0361

Notary Public for Oregon
My Commission Expires: May 20, 1995

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the 24th day of June, 1993, at 11:11 o'clock A.M., and recorded in book/reel/volume No. M93 on Page 14981 or as fee/file/instrument/microfilm/reception No. 63575, Record of Deeds of said County.

Witness my hand and seal of County
Attest.

Evelyn Biehn, County Clerk

Name

Title

Fee \$30.00