

72867

12-16-93A09:59 RCVD

Vol 93 Page 33428

K-45872

MEMORANDUM OF CONTRACT OF SALE

DATED: December 15, 1993
BETWEEN: Ann S. Fairclo ("Seller")
AND: John Q. House and Rose House ("Purchaser")

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on December 10, 2024. The true and actual consideration for this conveyance is \$185,000.

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.

Until a change is requested, all tax statements shall be sent to the following address: 15555 Highway 140 E., Klamath Falls, Oregon 97603

Property Tax Acct. No. 3910-1200-0200. Key No. 580598
Acct. No. 3910-1200-0200. Key No. 596313
Acct. No. 3910-1200-1400. Key No. 596420
Acct. No. 3910-1200-1500. Key No. 596457

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

Ann S. Fairclo
ANN S. FAIRCLO, Seller

RETURN TO: KLAMATH FIRST FEDERAL
540 MAIN STREET
KLAMATH FALLS, OREGON 97601
ATTN: CAROL

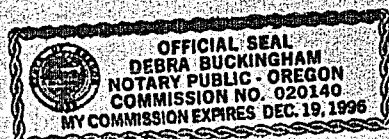
STATE OF OREGON)
) ss.
County of Klamath)

John Q. House
JOHN Q. HOUSE, Purchaser

Rose House by John Q. House
ROSE HOUSE, Purchaser

This instrument was acknowledged before me on the 15th day of December, 1993, by Ann S. Fairclo.

Debra Buckingham
NOTARY PUBLIC STATE OF OREGON
My commission expires 12/19/96



That property situated in Klamath County, State of Oregon, more particularly described as follows:

PARCEL ONE: A parcel of land lying within the NE 1/4 SW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon: Beginning at a point 30 feet South of the Northeast corner of the SW 1/4 of said Section 12; thence West along the South boundary of the county road 810 feet; thence South 24 00' East 263 feet; thence South 38 00' East 310 feet; thence South 49 00' East 335 feet; thence South 75 00' East 273 feet; thence due North 778 feet to the point of beginning, containing 10 acres more or less.

PARCEL TWO: The W 1/2 NE 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian. Excepting therefrom that part of the above described tract lying within the county road and within the "E" Canal right-of-way.

PARCEL THREE: The E 1/2 NW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian. Excepting therefrom the following described tracts:

a. Beginning at a point that bears North 26 26' 28" East 4289.79 feet from the section corner common to Sections 11, 12, 13, 14 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 38 09' 43" West 96.19 feet; thence South 42 34' 06" West 757.45 feet to the East line of a road; thence Northerly along said East line of a road to a point that is North 04 10' 32" West 60.40 feet; thence North 01 28' 23" West 347.02 feet; thence Northeasterly along the Klamath Irrigation District Canal right-of-way to a point that is North 32 17' 45" West 160.44 feet from the point of beginning; thence South 32 17' 45" East a distance of 160.44 feet to the point of beginning.

b. Commencing at the Southwest corner of said Section 12; thence North 26 26' 28" East 4289.79 feet to a 5/8" iron pin for the true point of beginning; thence South 38 09' 43" West 96.19 feet; thence South 42 34' 06" West 757.45 feet to the Easterly boundary of Highway No. 140; thence North 78 19' 50" East 347.66 feet; thence North 37 59' 30" East 97.00 feet; thence North 44 07' 00" East 607.68 feet; thence North 23 39' 40" West 333.83 feet to the Southerly boundary of the Klamath Irrigation District "E" Canal; thence Southwesterly along said boundary to a point that is North 32 17' 45" West 160.44 feet from the true point of beginning; thence South 32 17' 45" East 160.44 feet to the true point of beginning, containing 4.88 acres, more or less.

c. Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, and running thence due South to the Northern right-of-way line of the Klamath Irrigation District "E" Canal, thence Northeasterly along said right-of-way line 500 feet; thence Northeasterly to a point on the Northern boundary line of the NE 1/4 NW 1/4, which point lies due East 990 feet from the point of beginning, thence due West 990 feet to the point of beginning.

d. That part of the above described tract lying within Highway No. 140, North Poe Valley Road and within the "E" Canal right-of-way.

PARCEL 4: The following described premises situate in the County of Klamath, State of Oregon, to-wit: Beginning at a point 1120 feet North and 230 feet East of the Southwest corner of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, running thence East 320 feet to the Westerly line of Highway 140; thence Northerly along the West line of Highway 140, 115 feet; thence West 395 feet; thence South 110 feet to the point of beginning, containing .9 acres more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 16th day
of Dec A.D., 19 93 at 9:59 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 33428

FEE \$35.00

Evelyn Biehn County Clerk
By Dorinda M. Henderson