

75158

01-27-94P03:08 RCVD

Vol 94 Page 2944

MTC 31494-KR

MEMORANDUM OF CONTRACT OF SALE

Date of Contract : January 25, 1994

Sellers : Taylor High
Betty J. High

Purchasers : Loren Loveness
Elsie Loveness

Property Description : See, attached Exhibit "A"

True Consideration : \$56,000.00

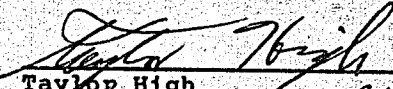
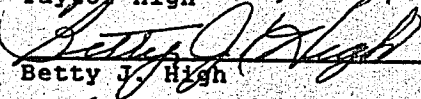
Interest Transferred :

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.

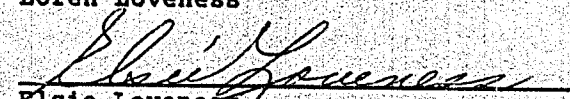
Mail Tax Statements To : Loren and Elsie Loveness
15600 S. Poe Valley Road
Klamath Falls, Oregon 97603

DATED: January 25, 1994

SELLERS


Taylor High
Betty J. High

PURCHASERS


Loren Loveness
Elsie Loveness

HOWSER & MUNSELL
PROFESSIONAL CORPORATION
607 SISKIYOU BLVD., P.O. BOX 640 - 1 - MEMORANDUM OF CONTRACT OF SALE
ASHLAND, OREGON 97520
(503) 482-2621
(503) 482-1511
FAX (503) 773-5325

Return: mtc Collection #31494-KR

STATE OF OREGON,

County of KLAMATH

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 25th day of January, 19 94,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named LOREN LOVENESS & ELSIE LOVENESS

known to me to be the identical individual S. 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.



Kristi L. Redd
Notary Public for Oregon.
My Commission expires 11/16/95

STATE OF OREGON,

County of KLAMATH

} ss.

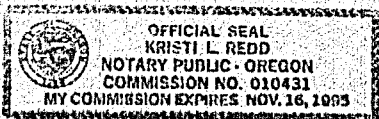
FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this _____ day of January, 19 94,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named TAYLOR HIGH & BETTY J. HIGH

known to me to be the identical individual S. 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.



Kristi L. Redd
Notary Public for Oregon.
My Commission expires 11/16/95

Parcel 1 of Land Partition 56-93 being a portion of Parcel 2 of "Land Partition 47-91" situated in the W1/2 SW1/4 of Section 13, and the S1/2 of Section 14 all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an equestrian easement as follows:

Situated in Parcel 2 of Land Partition 56-93, being in the SW1/4 of Section 14, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

A 30 foot wide strip of land lying Northerly of the following described line; beginning at the Southeast corner of said Parcel 2; thence North 89 degrees 02' 24" West 1061.11 feet to the E1/16 corner common to Section 23 and said Section 14; thence continuing North 89 degrees 02' 24" West 30.00 feet.

SUBJECT TO a reservior easement as follows:

Situated in Parcel 1 of Land Partition 56-93, being in the NW1/4 of the SE1/4 of Section 14, Township 39 South Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Poe Valley Road and the West line of said Parcel 1, from which the Northwesterly corner of said Parcel 1 bears North 00 degrees 05' 52" East 34.77 feet; thence along the said right of way line North 59 degrees 43' 32" East 17.58 feet along the arc of a curve to the right (radius equals 6970.00 feet and central angle equals 01 degrees 48' 43") 220.41 feet; thence South 00 degrees 05' 52" West 210.22 feet; thence South 60 degrees 33' 52" West 237.98 feet; thence North 00 degrees 05' 52" East 210.22 feet.

Also Subject to:

1. Rights of the public in and to any portion of the herein

th *EX* *CP*

described premises lying within the limits of streets, roads or highways.

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

5. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 12, 1935
Recorded: September 26, 1935

Volume: 105, page 220, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company

6. An easement created by instrument, subject to the terms and provisions thereof,
Dated: June 11, 1942
Recorded: October 22, 1942
Volume: 150, page 477, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone Telegraph Company

7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: July 16, 1947
Recorded: September 2, 1947
Volume 210, page 475, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company

8. A right of Way for the Lost River Channel Improvement, subject to the terms and provisions hereof set forth in deed to United States of America
Dated: May 6, 1948
Recorded: September 28, 1948
Volume: 255, page 269, Microfilm Records of Klamath County, Oregon

9. Easement, Release and Indemnification Agreement, created by instrument, subject to the terms and provisions thereof,

LPH EX LPH

2948

Dated: October 1, 1991
Recorded: October 15, 1991
Volume: M91, page 21555, Microfilm Records of Klamath County,
Oregon

By and Between: Taylor High, Betty J. High and Klamath
Irrigation District

10. An easement created by instrument, subject to the terms
and provisions thereof,

Dated: September 17, 1993

Recorded: October 14, 1993

Volume: M93, page 26904, Microfilm Records of Klamath County,
Oregon

In favor of: PacifiCorp dba Pacific Power and Light Company
For: Electric transmission and distribution line

11. An easement created by instrument, subject to the terms
and provisions thereof,

Dated: October 1, 1993

Recorded: October 14, 1993

Volume: M93, page 26913, Microfilm Records of Klamath County,
Oregon

In favor of: PacifiCorp dba Pacific Power and Light Company
For: Electric transmission and distribution line

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 27th day
of Jan A.D., 19 at 3:08 o'clock P. M., and duly recorded in Vol. M94,
of Deeds on Page 2944

FEE \$50.00

Evelyn Biehn County Clerk

By Caroline Millendor

Exp th EY REF

Exhibit A
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