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13386

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CONTRACT OF SALE

MTL-20885-D

THIS CONTRACT OF SALE, made and entered into this 26th day of January, 1989, by and between DONALD G. PAGE and YVONNE P. PAGE, husband and wife, hereinafter called Sellers, and SUSAN KROUSE, hereinafter called Buyer,

WITNESSETH:

That the Sellers agree to sell to Buyer, and Buyer agrees to buy from Sellers, all of the following described real and personal property, to-wit:

3907 1988

Lots 37 and 38, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, HOWEVER, TO THE FOLLOWING:

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

(2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

(3) Reservations, restrictions and easements contained in Deed recorded January 29, 1948, in Deed Volume 216 at page 241 to-wit:

Subject to certain governmental charges, and Klamath Irrigation District charges, and the roadways, ditches, and utility privileges (water, electricity, telephone, etc.) which may be necessary to cross the above lots, in order to make connections with other tracts in that platted area."

TOGETHER WITH all equipment, furnishings, fixtures and inventory of said business, a more particular description of which is set forth in EXHIBIT "A" attached hereto and by this reference incorporated herein, together with the attached EXHIBIT "B" listing the six (6) trailer houses described in EXHIBIT "B" attached hereto and by this reference made a part hereof.

ENCUMBRANCES: It is understood and agreed that the subject real property is to be conveyed free and clear of any and all encumbrances, liens, clouds in title or other impediments to marketability of title, together with the assumed Business name of "BARTLETT AVENUE TRAILER COURT".

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STATE OF OREGON: COUNTY OF KLAMATH

for record at request of Aspen Title Co. the 28 day of April A.D., 19 94 at 1:49 o'clock P M., and duly recorded in Vol. M94 of Co. Lien Docket on Page 13385.

\$10.00

Poor copy page #13385

By

County Clerk

Annette Mueller