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06-30-94 11:09

RCVD

MTC 33102
MTC 1396-7007

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SELLER NAME & ADDRESS

Marilyn E. Fox
P.O. Box 371
Bonanza, OR 97623

PURCHASER NAME & ADDRESS

Nicholas & Coraline Scala
P.O. Box 163
Dairy, Or 97625

After recording return

MOUNTAIN TITLE COMPANY

Until a change is requested,
all tax statements shall
sent to PURCHASER.Copy sent to Marilyn E. Fox
P.O. Box 371, Bonanza, OR 97623

MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on June 24, 1994, MARILYN ELIZABETH FOX, ROBERTA L. SILBERNAGLE AND CURTIS A. FOX, as Seller and NICHOLAS D. SCALA AND CORALINE M. SCALA 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 LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

The true and actual consideration for the transfer, set forth in said contract is \$50,000.00; 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 Seller and Purchaser have executed this memorandum this 24 day of June, 1994.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 309.20.

Marilyn Elizabeth Fox

Nicholas D. Scala

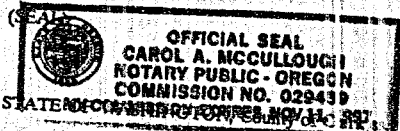
Roberta L. Silbernagle

Coraline M. Scala

Curtis A. Fox

STATE OF OREGON, County of Klamath ss. June 24th, 1994.

Personally appeared the above named Marilyn Elizabeth Fox and Curtis A. Fox and acknowledged the foregoing instrument to be their voluntary act and deed.



Carol A. McCullough

Notary Public - Oregon

My Commission Expires: 11/11/976-21-94, 1994.

Personally appeared the above named Roberta L. Silbernagle and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)

Notary Public - Washington

My Commission Expires: 04/01/97

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON, County of Klamath ss. June 28, 1994.

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Personally appeared the above named Nicholas D. Scales and Coraline M. Scales and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Carol A. McCullough
Notary Public for Oregon
My Commission Expires: 11-11-97

 OFFICIAL SEAL
CAROL A. MCCULLOUGH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029451
MY COMMISSION EXPIRES NOV 11, 1997

STATE OF OREGON, County of Klamath
I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at _____ o'clock
P.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.

Name _____ Title _____
By _____ Deputy _____

EXHIBIT 'A'

A portion of the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which is North 89 degrees 41' West 663 feet from the Southeast corner of said NE1/4 NW 1/4, said point of beginning being the tract of land conveyed to M. T. Michael and Willette W. Michael by Deed recorded in Volume 259, page 150 of Klamath County, Oregon Deed Records; thence North 89 degrees 41' West along the South line of said NE1/4 NW1/4 a distance of 100 feet; thence North and parallel to the West line of said tract conveyed to said Michaels by Deed recorded in Volume 259 at page 150 to the center line of the Horselly Irrigation District Ditch; thence Northeasterly along the centerline of said ditch to the Easterly line of said tract conveyed to Michaels by said deed above described; thence South along the said Easterly line of said tract conveyed to said Michaels by deed above described to the point of beginning, the tract herein conveyed being the Easterly 100 feet of said tract conveyed to said Michaels by deed above described.

Subject to the following

- a. Right of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- b. The herein described premises are within land subject to the statutory powers, including the power of assessment, of Horselly Irrigation District.
- c. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: October 26, 1939
 Recorded: November 22, 1939
 Volume: 125, Page 464, Deed Records of Klamath County, Oregon
 In Favor of: Pacific Telephone and Telegraph

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Mountain Title Co _____ the _____ 30th _____ day
 of June A.D., 19 94 at 11:09 o'clock A.M., and duly recorded in Vol. M94
 of Deeds on Page 20292

FEE \$40.00

Evelyn Biehn County Clerk

By Madeline M. Mendenhall