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K. 47433

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## MEMORANDUM OF CONTRACT OF SALE

DATED: January 16, 1995

BETWEEN: GARY D. CLAPSHAW, 12841 NE  
244th St., Battleground, WA  
98604 ("Seller")

AND: CRAIG LEE HENDERSON and ELINOR M.  
SHANKLIN, husband and wife, 2670 SW  
Corona, Portland, Oregon  
97201 ("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 as follows:

The South half of the North half (S $\frac{1}{2}$ N $\frac{1}{2}$ ) of Section 34, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Together with an Easement for ingress and egress, given by Crown Pacific (Oregon) Limited Partnership, to Gary D. Clapshaw, dated September 1, 1994, recorded September 6, 1994, in Volume M94 page 27925, Deed Records of Klamath County, Oregon.

If not earlier paid, all amounts owed under the Contract of Sale to Seller shall be due and payable on March 1, 1995. The true and actual consideration for this conveyance is \$155,000.00.

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.

SELLER:  
GARY D. CLAPSHAW  
12841 NE 244TH ST.  
BATTELGROUND, WA 98604

PURCHASER:  
CRAIG LEE HENDERSON and ELINOR M. SHANKLIN  
2670 SW Corona  
Portland, Oregon 97201

SEND TAX STATEMENTS TO:  
CRAIG LEE HENDERSON and ELINOR M. SHANKLIN  
2670 SW Corona  
Portland, Oregon 97201

AFTER RECORDING RETURN TO:  
CRAIG LEE HENDERSON and ELINOR M. SHANKLIN  
2670 SW Corona  
Portland, Oregon 97201

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

SELLER:

Gary D. Clapshaw  
Gary D. Clapshaw

PURCHASER:

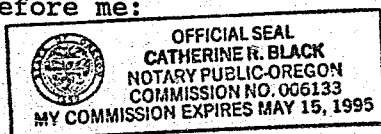
Craig L. Henderson  
Craig L. Henderson

Elinor M. Shanklin  
Elinor M. Shanklin

STATE OF OREGON                    )  
  ) ss.  
County of Washington        )

Personally appeared the within named Gary D. Clapshaw and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

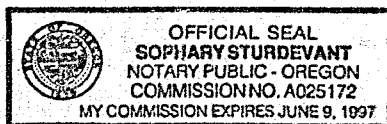


[Signature]  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON                    )  
  ) ss.  
County of Washington        )

Personally appeared the within named Craig L. Henderson and Elinor M. Shanklin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



[Signature]  
Notary Public for Oregon  
My commission expires:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as Forest Land. Taxes for the year 1994-95 and possibly prior years have been deferred pursuant to ORS 321.805 to 321.810. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Any adverse claim based upon the assertion that some portion of said land have been removed from or brought within the boundaries thereof by an avulsive movement of the Little Deschutes River or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
3. Such rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Little Deschutes River.
4. Contract of Sale, including the terms and provisions thereof, by and between Robert L. Wheeler and Eluora A. Wheeler, husband and wife, sellers and Gary D. Clapshaw, buyer, as disclosed by Memorandum of Contract, dated August 5, 1993, recorded August 16, 1993, in Volume M93 page 20321, Deed Records of Klamath County, Oregon.
5. Subject to terms and provisions included in Easement, from Crown Pacific (Oregon) Limited Partnership, an Oregon limited partnership, to Gary D. Clapshaw, dated September 1, 1994, recorded September 9, 1994, in Volume M94 page 27925, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 18th day  
of Jan A.D., 19 95 at 3:08 o'clock P.M., and duly recorded in Vol. M95  
of Deeds on Page 1215.

FEE \$40.00

Bernetha G. Letsch County Clerk

By *Deborah Miller*

EXHIBIT A