

99123

MTC 35147

MEMORANDUM OF LAND SALE CONTRACT

Vol. M95 Page 10840

KNOW ALL MEN BY THESE PRESENTS, that on April 25, 1995,
WILLIAM T. FORD and WANDA L. FORD, as vendor(s), and
DALE I. NEWBY, as vendee(s),

made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s) and the latter agreed to purchase from the vendor(s) the fee simple title in and to the following described real property in KLAMATH County, State of Oregon, to-wit:

The South 100 feet of Lot 1 in Block 1, BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for the transfer, set forth in the contract, is \$ 79,900.00, payable \$ monthly down on the signing of the contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual installments (indicate which) of not less than \$ 708.99 each. All deferred payments shall bear interest at the rate of 9 % per annum from the date of the contract until paid.

In Witness Whereof the vendor(s) has executed this memorandum on April 25, 1995. If the vendor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

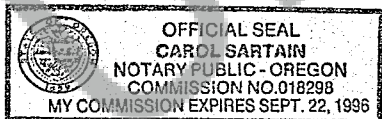
NOTE: The foregoing memorandum "shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby." ORS 93.635.

William T. Ford
 WILLIAM T. FORD
Wanda L. Ford
 WANDA L. FORD

STATE OF OREGON, County of JACKSON ss.

This instrument was acknowledged before me on April 25, 1995,
 by WILLIAM T. FORD & WANDA L. FORD

This instrument was acknowledged before me on _____, 19____,
 by _____
 as _____
 of _____



Carol Sartain
 Notary Public for Oregon
 My commission expires 9-22-96

WILLIAM T. & WANDA L. FORD
20840 Hwy 62
Shady Cove OR 97539
 Vendor's Name and Address

DALE I. NEWBY
4079 Shasta Way
Klamath Falls OR 97601
 Vendee's Name and Address

After recording return to (Name, Address, Zip):
JACKSON COUNTY TITLE
11165 Hwy 62
Eagle Point OR 97524

Until requested otherwise send all tax statements to (Name, Address, Zip):
WILLIAM T. & WANDA L. FORD
20840 Hwy 62
Shady Cove OR 97539

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee \$30.00

STATE OF OREGON, } ss.
 County of Klamath

I certify that the within instrument was received for record on the 27th day of April, 1995, at 3:38 o'clock P.M., and recorded in book/reel/volume No. M95 on page 10840 and/or as fee/file/instrument/microfilm/reception No. 99123, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernatha G. Letsch, County Clerk
 By Shirley Hickey, Deputy