

MTC 35691 DS

MEMORANDUM OF CONTRACT OF SALE

DATED: July 1, 1995
 BETWEEN: Kenneth D. Swanson ("Seller")
 AND: Yvonne I. Moore ("Purchaser")

Pursuant to a Contract of Sale dated July 1, 1995, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on June 30, 2005. The true and actual consideration for this conveyance is \$23,000.00 comply with ORS 93.030, 93.640, and 93.710(2). 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.

Until a change is requested, all tax statements shall be sent to the following address:

Yvonne I. Moore
 4429 El Cerrito
 Klamath Falls, OR 97603

Property Tax Account No. _____

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

Seller:

[Signature]

Purchaser:

[Signature]

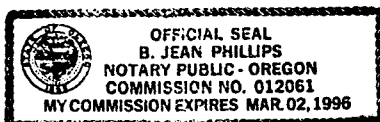
ACKNOWLEDGMENTS
 INDIVIDUAL

STATE OF OREGON)

:ss

County of Klamath)

This instrument was acknowledged before me on 6-30, 1995, by Kenneth D. Swanson.



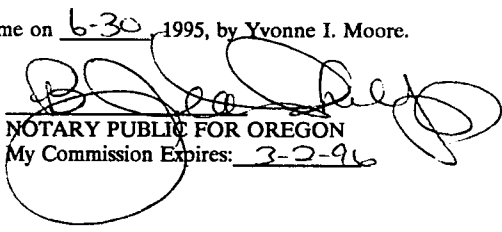
[Signature]
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 3-2-96

STATE OF OREGON)

:ss

County of Klamath)

This instrument was acknowledged before me on 6-30, 1995, by Yvonne I. Moore.


NOTARY PUBLIC FOR OREGONMy Commission Expires: 3-2-96

AFTER RECORDING:

James R. Uerlings

110 N. 6th St.

Klamath Falls, OR 97601

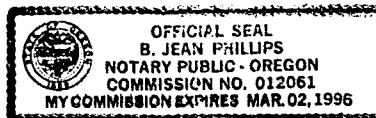


EXHIBIT "A"
LEGAL DESCRIPTION

17460

Lots 18 and 19 in Block 5 of TRACT 1145, NOB HILL REPLAT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Lot 18, Block 5 of TRACT 1145 - NOB HILL REPLAT, a duly recorded subdivision, Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Easterly corner common to Lot 17 and said Lot 18, said corner being on the Northwestern right of way line of Ridge Crest Drive; thence along said Northwestern right of way line, South 47 degrees 51' 00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02 degrees 30' 03" and radius equals 630.00 feet) 27.50 feet; thence North 50 degrees 12' 52" West 106.34 feet to a point on the Northwestern line of said Lot 18; thence North 42 degrees 46' 01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52 degrees 11' 13" East 109.33 feet to the point of beginning, containing 3796 square feet, with bearings based on said Tract 1145 - Nob Hill Replat.

Subject to:

(1) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume M78, page 7560 and amended by instrument recorded in Volume M80, page 15313, Microfilm Records of Klamath County, Oregon.

(2) Reservations and restrictions contained in dedication of TRACT 1145, NOB HILL, as follows:

"hereby dedicated, donate and convey to the public use forever, all streets, said plat being subject to: (1) Public utilities easements as shown on the annexed map, said use and regulation thereof; (2) All applicable zoning ordinances and recorded restrictive covenants; (3) One foot street plugs as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the Common Council when the adjoining property is properly developed."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day
of July A.D., 19 95 at 10:44 o'clock A M., and duly recorded in Vol. 17398
of Deeds on Page 17398

Bernetha G. Letsch County Clerk -

By [Signature]

FEE \$40.00