

07-12-95PO 3:37 RCVD

Vol. 1195 Page 18102

K-47811
MEMORANDUM OF CONTRACT OF SALE

DATED: July 12th, 1995

BETWEEN: NANCY L. FROEMKE

("Seller")

AND: LAKESIDE MOBILE HOME & R.V. PARK, INC.
an Oregon Corporation

("Purchaser")

Pursuant to a Contract of Sale dated July 12th 1995, Seller sold to Purchaser Seller's interest in that certain property described on Exhibit A, Klamath County, Oregon. If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on July 14th, 2024.

The true and actual consideration for this conveyance is \$391,238.00.

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.

Until a change is requested, all tax statements shall be sent to the following address: Lakeside Mobile Home & R.V. Park, Inc., 4885 Wocus Road, Klamath Falls, Oregon 97601.

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:

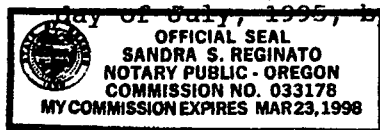
Nancy L. Froemke
NANCY L. FROEMKE

Purchaser:

LAKESIDE MOBILE HOME & R.V.
PARK, INC. an Oregon Corporation
By: [Signature]

STATE OF OREGON)
)ss.
 COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 12
day of July, 1995, by Nancy L. Froemke.

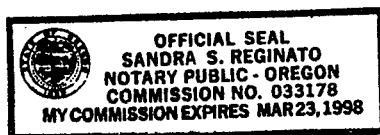


Sandra S. Reginato
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 03/28/98

STATE OF OREGON)
)ss.
 COUNTY OF KLAMATH)

Personally appeared before me Russell Hews, of Lakeside
 Mobile Home & R.V. Park, Inc., and acknowledged the foregoing
 instrument to be his voluntary act and deed.

S. H. SUBSCRIBED AND SWORN to before me this 12 day of
July, 1995.



Sandra S. Reginato
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 03/28/95

AFTER RECORDING RETURN TO:

Lakeside Mobile Home & R.V.
 Park, Inc.
 4885 Wocus Road
 Klamath Falls, Oregon 97601

PARCEL TWO

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears N. 89°42' W. 770.8 feet; thence S. 6°2' W. 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway S. 6°2' W. 575.3 feet; thence S. 16°26' W. 73.8 feet; thence N. 89°42' W. 475.4 feet; thence along the forty line N. 2°32' E. 643.8 feet; thence S. 89°42' E. 528.4 feet to the place of beginning, being a portion of the NE¼NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272 on page 92, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135 page 571, Deed Records of Klamath County, Oregon.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

EXHIBIT "A"

Parcel Three:

A tract of land lying in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which bears N. 89°42' W. a distance of 710.5 feet and thence S. 6°02' W. a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 E.W.M., and running thence: S 89°09' E. a distance of 300 feet to a point; thence S. 6°02' W. a distance of 145.9 feet to a point; thence N. 89°09' W. a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North 6°02' E. a distance of 145.9 feet to the point of beginning.

EXHIBIT "A"

PAGE 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day
 of July A.D., 19 95 at 3:37 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 18102.

Bernetha G. Letsch County Clerk

FEE \$45.00

By [Signature]