

10018

K-48126-G  
MEMORANDUM OF LAND-SALE CONTRACTVol. 1795 Page 33027

KNOW ALL MEN BY THESE PRESENTS, that on 29 November, 1995,  
 MARY S. HANSEN as vendor(s) and

JAMES M. HENRY AND JAY A. HENRY as vendee(s)

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

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
 AS THOUGH FULLY SET FORTH HEREIN.

The true and actual consideration for the transfer, set forth in said contract, is \$ 484,000.00 payable \$ 80,545.00 down on the signing of said contract and the balance payable in ☐ monthly, ☐ quarterly, ☐ semi-annual, ☒ annual installments (indicate which) of not less than \$ 23,002.97 each; all deferred payments bear interest at the rate of 8.5 % per annum from the date of said contract until paid.

In Witness Whereof the said vendor(s) has executed this memorandum 11-29, 1995

*Mary S. Hansen*  
 MARY HANSEN MARY S. HANSEN MSH

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

STATE OF OREGON,

STATE OF OREGON, County of \_\_\_\_\_) ss.

County of \_\_\_\_\_

ss.

Personally appeared \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and  
 \_\_\_\_\_ who, being duly sworn,  
 each for himself and not one for the other, did say that the former is the  
 president and that the latter is the  
 secretary of \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instru-  
 ment to be \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_ a corporation,  
 and that the seal affixed to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in be-  
 half of said corporation by authority of its board of directors; and each of  
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

MARY S. HANSEN

P.O. BOX 2251

LOS BANOS, CA 93635

VENDOR'S NAME AND ADDRESS

JAMES M. HENRY/JAY A. HENRY

P.O. BOX 308

MERRILL, OR 97633

VENDEE'S NAME AND ADDRESS

After recording return to:

KLAMATH COUNTY TITLE COMPANY  
 COLLECTION-ESCROW DEPARTMENT  
 422 MAIN STREET  
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

JAMES M. HENRY/JAY A. HENRY

P.O. Box 308

Merrill, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON

County of \_\_\_\_\_) ss.

I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Recording Officer

By \_\_\_\_\_

Deputy.

12-04-95A10:40 RCVD

Description of Property

Beginning at the meander corner on the right (south) bank of Lost River on the East boundary of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, thence South on the Section line 17 chains to the corner of Sections 7 and 18, Township 41 South, Range 11 East of the Willamette Meridian and Sections 12 and 13, Township 41 South, Range 10 East of the Willamette Meridian; thence West on said section line 11.73 chains; thence North to Lost River; thence on the meander line Easterly to the point of beginning.

Also the NE $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{4}$ NE $\frac{1}{4}$  and Lots 1 and 2 of Section 13, Township 41 South, Range 10 East of the Willamette Meridian.

Also the W $\frac{1}{4}$ NW $\frac{1}{4}$  and Lot 4 of Section 18, Township 41 South, Range 11 East of the Willamette Meridian.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**33029**  
No. 33027

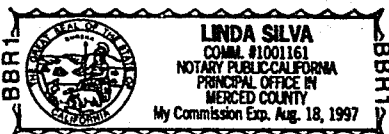
State of California

County of Mered

On 11-29-95 before me, Linda Silva Notary Public,  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Mary S. Hansen  
NAME(S) OF SIGNER(S)

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Linda Silva  
SIGNATURE OF NOTARY

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

- ☒ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

Memo. of LAWSALE Contract  
TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

11-29-95  
DATE OF DOCUMENT

n/a  
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 4th day  
of December A.D., 19 95 at 10:40 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 33027

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller