

MTC 37365LW

LAND SALES CONTRACT

This land sales contract between La Verne A. Wilson, the Seller,
and E. Denton Talbert and Sally W. Willock, the Buyers, for the
described piece of land located in Klamath County, Oregon:

That portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 19, Township 28
South, Range 8 East of the Willamette Meridian,
encompassing a total of 5.88 acres, Tax Lot No. 3200*^{see attached}
for the price of \$12,500.00, under the following terms: _{Exhibit A}
Twenty-five (25%) percent down payment of \$3,125.00;
the balance of \$9,375.00 to be paid in monthly payments
of \$343.75, which includes 8% interest per annum.
The Seller will deliver a Deed to the Buyers when paid in full.

There will be a 10% late charge assessed on any payment that is
15 days late.

The payments are due to start 30 days after the close of escrow.
All payments will be distributed through Mountain Title Company
of Klamath Falls, Oregon.

La Verne A. Wilson

La Verne A. Wilson, Seller

3-7-96

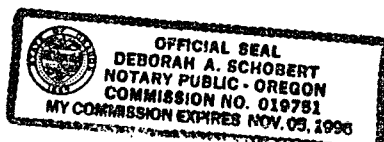
Date

E. Denton Talbert
E. Denton Talbert, Buyer

Sally W. Willock
Sally W. Willock, Buyer

2-26-96
Date

Signed and Sworn before me on February 28, 1996
by E. Denton Talbert and Sally W. Willock.



County of Klamath
State of Oregon

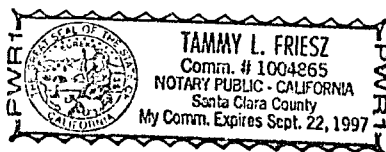
Deborah A. Schobert
My Commission Expires: 11/03/96

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara } ss.On 3-7-96 before me, Tammy L Friesz
(DATE) (NOTARY)
personally appeared Laverne A. Wilson
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.

Tammy L Friesz
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OTHER

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

That portion of the E1/2 NE1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Commencing at the South quarter corner between Sections 19 and 20; thence Northeasterly along the Westerly right of way line of the Dalles-California highway as the same is now located a distance of 632 feet, more or less, to a point on the southwesterly line of the entrance road to the State airstrip; thence Northwesterly along said Southwesterly boundary of said road 200 feet to the Southeasterly line of that property described in Deed recorded July 6, 1964 in Deed Volume 354 at page 309, Deed Records of Klamath County, Oregon to the State of Oregon; thence Southwesterly along said Southeasterly line of State property 191 feet; thence Northwesterly along the Southwesterly line of State property 259 feet; thence Southwesterly along the Southeasterly line of State property 544.77 feet to a point in the South line of said Section 19; thence East along the Section line 476.48 feet more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11th day
of March A.D., 19 96 at 3:43 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 6499.

FEE \$40.00

Bernetha G. Letsch, County Clerk
By *Cathy Swasee*