

Send tax statements to:

1065 SW POPLAR PL.
CORVALLIS, OR
97333-4051

After recording return to:

TOD and ANA WOODFORD
1065 SW POPLAR PL.
CORVALLIS OR 97333-4051

K-51149
MEMORANDUM OF CONTRACT OF SALE

DATED: November 28, 1997BETWEEN: Estate of David A. Manley
Adam Manley, Personal Representative
315 Goodpasture Island Road
Eugene, Oregon 97401

SELLER

AND: Tod S. and Ana M. Woodford,
husband and wife
1065 SW Poplar Place
Corvallis, Oregon 97333

PURCHASER

Pursuant to a Contract of Sale dated November 28, 1997, Seller sold to Purchaser the property described on Exhibit "A" attached hereto, located in Klamath County, Oregon.

The true and actual consideration for this conveyance stated in dollars is the sum of \$150,000.

SELLER:

PURCHASER:

ESTATE OF DAVID A. MANLEY

By: Adam W. Manley
Adam Manley, Personal RepresentativeTod S. Woodford
Tod S. WoodfordAna M. Woodford
Ana M. Woodford

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me on this 28 day of November, 1997, by Adam Manley, Personal Representative of the Estate of David A. Manley.



Sally Beggs
Notary Public for Oregon
My Commission Expires: 10/18/99

STATE OF OREGON)
) ss.
County of Benton)

The foregoing instrument was acknowledged before me on this 28 day of November, 1997, by Tod S. Woodford and Ana M. Woodford.

Sally Beggs
Notary Public for Oregon
My Commission Expires: 10/18/99

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

A tract of land located in the W½ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the West quarter corner of said Section 1, said corner being the true point of beginning; thence North 00°01'12" East along the West line of said Section 1 a distance of 2588.97 feet to the Northwest corner thereof; thence South 89°39'59" East along the North line thereof, 1307.67 feet to the Northeast corner of the W½ of the NW¼ of said Section 1; thence South 00°01'00" West along the East line thereof, 2600.97 feet to the Southeast corner thereof; thence South 89°08'54" East along the North line of the SW¼ of said Section 1, a distance of 747.79 feet; thence South 26°37'02" West 113.67 feet; thence South 62°40'27" East, 121.83 feet to the Western right of way line of Crescent Lake County Road 429; thence South 27°08'24" West along said right of way 564.02 feet to the center thread of Cold Creek; thence Westerly and upstream of Cold Creek the following bearings and distances: North 64°50'20" West, 23.05 feet; South 64°49'59" West, 44.67 feet; North 66°51'55" West, 128.81 feet; South 61°42'02" West, 95.69 feet; North 60°54'16" West, 24.24 feet; North 4°23'16" West, 77.48 feet; South 69°48'44" West, 51.41 feet; North 60°42'39" West, 24.08 feet; North 10°16'10" East, 51.27 feet; South 86°56'54" West, 27.19 feet; South 65°50'56" West, 125.53 feet; South 49°34'16" West 44.33 feet; North 87°03'34" West, 216.16 feet; North 57°40'20" West, 99.47 feet; South 80°10'56" West, 196.81 feet; North 61°17'07" West, 79.93 feet; South 76°40'15" West, 200.12 feet; North 80°43'23" West, 96.02 feet; North 64°28'39" West, 51.18 feet; South 79°18'39" West, 255.58 feet; North 63°28'04" West, 40.00 feet and North 89°24'37" West, 145.84 feet to the West line of said Section 1; thence leaving the thread of said stream, North 00°18'39" East along said West line, 609.54 feet to the true point of beginning, with bearings and distances based on Minor Partition 51-83 as filed in the Klamath County Engineer's Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day
of December A.D., 19 97 at 1:09 o'clock P.M., and duly recorded in Vol. M97,
of Deeds on Page 39135.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross