

## MEMORANDUM OF CONTRACT OF SALE

DATED: APRIL 1, 1999

BETWEEN: Loudean Lyon (Seller)

AND: Lyon Ranches LLC (Purchaser)

Pursuant to a Contract of Sale dated APRIL 1, 1999, 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 September 14, 2018. The true and actual consideration for this conveyance is \$360,050.

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:

Lyon Ranches, LLC  
23444 Hwy. 50  
Merrill, Oregon 97633

## SELLER

Loudean Elliott  
Loudean Elliott,  
fka Loudean Lyon,  
fka Loudean Orem

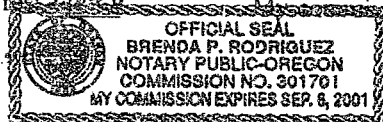
## PURCHASER

Tracey R. Lyon  
Lyon Ranches LLC  
By: Tracey R. Lyon

Subscribed and sworn to before  
me this 2nd day of April, 1999.

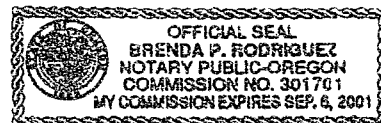
Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires 9/6/01

MRA P-work 886 97176 886 A122



Subscribed and sworn to before  
me this 1st day of April, 1999.

Brenda P. Rodriguez  
Notary Public for Oregon  
My commission expires: 9/6/01



PAGE 1 - MEMORANDUM OF CONTRACT OF SALE

AFTER RECORDING RETURN TO: First American Title  
422 Main St. Klamath Falls, OR 97601

12031

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

**PARCEL 1:**

The following described property situated in Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

All that portion of Government Lots 4, 5 and 6 lying Southerly of the Dalles-California Highway; Lots 9, 10, 11 and SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  and Farm Unit "A" according to the Farm Unit Plat, or Lots 12, 13 and 14

EXCEPTING THEREFROM that portion of Lots 4 and 5 lying Southerly of the Dalles-California Highway, described as follows:

Beginning at the Southeasterly corner of the intersection of the Dalles-California Highway (running East and West) and the County Road (running North and South) thence South along the Easterly right of way line of said County Road a distance of 786 feet; thence East and parallel to the Dalles-California Highway a distance of 610 feet; thence North and parallel to the County Road a distance of 786 feet; thence West along the Southerly right of way line of said Dalles-California Highway a distance of 610 feet to the point of beginning.

ALSO EXCEPTING from the S  $\frac{1}{4}$  SW  $\frac{1}{4}$  any portion lying Southerly of the Great Northern Railway right of way.

AND ALSO EXCEPTING those portions conveyed to the Great Northern Railway Co. for railroad right of way by Deeds recorded May 25, 1931 in Volume 95, page 347, and recorded June 9, 1931 in Volume 95, page 431, all Deed records of Klamath County, Oregon.

**PARCEL 2:**

The following described property situated in Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Lots 11 and 12

EXCEPTING any portion of Lot 11 lying Easterly of the existing drain ditch.

AND ALSO EXCEPTING a parcel of land situated in Government Lot 12 being more particularly described as follows. Commencing at a 5/8 inch iron pin marking the Northwest corner of said Section 12; thence S.  $00^{\circ}01'03''$  E. along the West line of said Section 12, 3847.34 feet to a Brass Cap monument marking the Southwest corner of said Lot 12; thence N.  $74^{\circ}36'46''$  E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines Road, a county road and the point of beginning for this description; thence continuing N.  $74^{\circ}36'46''$  E. along said Lot South line 1073.72 feet; thence West 1035.31 feet to a 5/8 inch iron pin in said right of way fence; thence S.  $00^{\circ}01'03''$  E. along said right of way line, 284.90 feet to the point of beginning.

PARCEL 3:

12032

A parcel of land situated in Section 12, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the Northwest corner of said Section 12; thence S 00°01'03" E. along the West line of said Section 12, 3847.34 feet to a Brass cap monument marking the Southwest corner of said Lot 12; thence N. 74°36'46" E. along the South line of said Lot 12, 41.48 feet to a fence marking the Easterly right of way line of Gaines road, a county road; thence continuing N. 74°36'46" E. along said Lot South line, 1073.72 feet and the point of beginning for this description; thence N. 63°03'00" E., a distance of 605.40 feet, to a Brass Cap; thence N. 75°24'00" E. a distance of 233.97 feet to the United States Bureau of Reclamation right of way; thence S 00°52'59" W. to a set 5/8" x 30" iron pin; thence West 786.52 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 2nd day  
of April A.D., 1999 at 3:17 o'clock P.M., and duly recorded in Vol. M99  
of Deeds on Page 12030

FEE \$40.00

Linda Smith, County Clerk  
by Kathleen Ross