

200 SEP 29 PM 12:02

200 OCT 20 AM 9:00  
MEMORANDUM OF LAND SALE CONTRACT

Vol M00 Page 35773

KNOW ALL MEN BY THESE PRESENTS, that on May 18, 2000, CLAIR ALLEN, unmarried man, as purchaser, and Robert H. Sharp & Shirlie Sharp, as sellers, made and entered into a certain land sale contract; wherein the sellers agree to sell to the purchaser the fee simple title in and to the following described property in Klamath County, State of Oregon, to-wit:

~~PARCEL I: Lot 17, Block 13; PARCEL II: Lot 12, Block 13; PARCEL III: All of that~~  
portions of Lots 3, 6, & 11, all in Section 11, Township 36S Range 11E of the Willamette Meridian. Also known as 27107 Polk St., Sprague River, Oregon.

See Exhibit A

The true and actual consideration for the transfer, set forth in the contract, is \$40,000.00. Payable \$15,000.00 down on the signing of the contract; the remaining balance payable in annual installments of not less than \$2920.74 beginning June 1, 2001, and each year thereafter until June, 2015. All deferred payments shall bear interest at the rate of 8.0% per annum from June 1, 2000 until paid.

In Witness Whereof the vendor has executed this memorandum on May 18, 2000. If the seller is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 fee title to the property should check with the appropriate city or county planning department to verify approved uses and determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Clair Allen  
Robert Sharp  
Shirlie Sharp

NOTE: The foregoing memorandum "shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties and bound hereby." ORS 93.635.

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on September 19, 2000,  
by .....

This instrument was acknowledged before me on ..... 2000,  
by .....  
as .....  
of .....

Tara Barron

Notary Public for Oregon  
My commission expires June 13, 2004



Clair Allen  
760 Cedar St.  
Junction City, OR 97448.  
Purchaser's Name and Address

Robert & Shirlie Sharp  
3253. E. Black Canyon Hwy.  
Emmett, ID 83617.  
Seller's Name and Address

After recording return to (Name, Address, Zip):  
Robert Sharp  
3253 E. Black Canyon Hwy  
Emmett, ID 83617

Until requested otherwise send all tax statements to:  
Clair Allen  
760 Cedar St.  
Junction City, OR 97448.

State of Oregon, County of Klamath  
Recorded 09/29/00, at 12:02 p. m.  
In Vol. M00 Page 35773  
Linda Smith,  
County Clerk Fee \$ 21.00

by \_\_\_\_\_, Deputy

OK  
Rt:

21  
16 RR

Vol M00 Page 35773

EXHIBIT A

PARCEL 1: Lot 17 in Block 13 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 12 in Block 13 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: All of that portion of Lots 3, 6, and 11, in Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the boundaries of the SECOND ADDITION TO NIMROD RIVER PARK according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and lying North of the Sprague River.

SUBJECT TO: A non -exclusive easment for road and incidental purposes, including the terms and provisions thereof, 60 feet in width parallel with and adjacent to the Southern boundry line of SECOND ADDITION TO NIMROD RIVER PARK, as reserved in deed from Lane Cuncan et al, to Kojo Fututaki, et ux, dated May 20, 1969, recorded July 14, 1969, Volume M69m, page 16117, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath  
Recorded 10/20/00, at 9:00 a.m.  
In Vol. M00 Page 38267  
Linda Smith,  
County Clerk RR Fee \$ 10<sup>00</sup>