

KNOW ALL MEN BY THESE PRESENTS, that on September 1, 2000, CLAIR ALLEN, unmarried man, as vendor, and JUDY A. SHOCKLEY & ROBERT J. HANSEN, with right of survivorship, as vendees, made and entered into a certain land sale contract; wherein the vendor agrees to sell to the vendees the fee simple title in and to the following described property in Klamath County, State of Oregon, to-wit:

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

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

PARCEL III: All of that portions of Lots 3, 6, & 11, in Section 11, Township 36S Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the boundaries of the SECOND EDITION 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 easement for road and incidental purposes, including the terms and provisions thereof, 60 feet in width parallel with and adjacent to the Southern Boundary line of SECOND ADDITION TO NIMROD RIVER PARK, as reserved in deed from Lane Cuncan, et al, to Kojo Fututaki, ex ux, dated May 20, 1969, recorded July 14, 1969, Volume M69m, page 16117, Deed records of Klamath County, Oregon.

The true and actual consideration for the transfer, set forth in the contract, is \$50,000.00. Payable \$5,000.00 down on the signing of the contract; three payments of \$242.66 each for September, October and November, 2000 due December 1, 2000; and the remaining balance payable in annual installments of not less than \$2911.92 beginning December 1, 2000 for a period of nine years, and \$2183.94 due December 1, 2010 AND \$2920.74 payable in annual installments 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. Vendees cannot sell, convey or assign said property or this contract without written approval from the vendor.

In Witness Whereof the vendor has executed this memorandum on September 1, 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. 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

Clair Allen
Robert J. Hansen
Judy A. Shockley

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on

September 27, 2000,
 By Tara Barron

Notary Public for Oregon

My commission expires June 13, 2004



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

Judy Shockley & Robert Hansen.....
 P.O. Box 336
 Beatty, OR 97621.....
 Purchaser's Name and Address

After recording return to (Name, Address, Zip):
 Clair Allen
 760 Cedar St.....
 Junction City, OR 97448.....

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

STATE OF OREGON,)

State of Oregon, County of Klamath
 Recorded 12/07/00, at 12:26 pm.
 In Vol. M00 Page 43980
Linda Smith,
 Court / Clerk Fee\$ 91.00

all

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