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2001 JAN 16 PM 2:56

Vol M01 Page 1798

WTE #30-U001901

Jeanette L Thompson

77340 London Road

Cottage Grove OR 97424

Vendor's Name and Address

One Feather Corporation

108915 Hwy 97N

Chemult OR 97731

Vendee's Name and Address

After recording, return to (Name, Address, Zip):

Western Title & Escrow Company

PO Box 10960

Eugene OR 97440

Until requested otherwise, send all tax statements to (Name, Address, Zip):

One Feather Corporation

108915 Hwy 97N

Chemult OR 97731

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on Jeanette L Thompson,

_____, as vendor(s), and

One Feather Corporation, an Oregon corporation, as vendee(s),

made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s), and the vendee(s) agreed to

purchase from the vendor(s), the fee simple title in and to the following described real property in Klamath

County, State of Oregon, to-wit:

See Exhibit "A" attached hereto

Tax Key No. 168801 and Account No. 2708-21CC-700

Tax Key No. 168810 and Account No. 2708-21CC-800

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$295,000.00, payable \$37,000.00 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 950.00 each. All deferred payments shall bear interest at the rate of 3 % per annum from the date of the contract until paid.

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on January 11th, 2001. If the vendor 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

NOTE: ORS 93.635 requires the foregoing memorandum to "be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby."

One Feather Corporation, an Oregon corporation

X Gidget Flanagan, PresidentX Jeanette L Thompson

Jeanette L Thompson

STATE OF OREGON, County of Lane) ss.This instrument was acknowledged before me on January 11th, 2001,by Jeanette L ThompsonThis instrument was acknowledged before me on January 11th, 2001,by Gidget Flanaganas Presidentof One Feather Corporation, an Oregon corporation

OFFICIAL SEAL
KIM MC BRYDE
NOTARY PUBLIC- OREGON
COMMISSION NO. 327441
MY COMMISSION EXPIRES SEP 23, 2003

Notary Public for Oregon

My commission expires 09-23-2003

K26

EXHIBIT "A"

Description of Property

The following described property situate in Klamath County, Oregon

Parcel 1: A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies S. 19°24' E. a distance of 891 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing S. 19°24' E. along Easterly right of way line of the Dalles-California Highway a distance of 176.8 feet and thence following the arc of a 3°4' curve to the left a distance of 23.2 feet to an iron pin on the Easterly right of way line of Dalles-California Highway; thence N. 70°36' E. a distance of 261.5 feet to an iron pin on the forty line; thence N. 0°32' W. along the forty line a distance of 211.4 feet to an iron pin on the Westerly right of way line of the SPRR; thence S. 70°36' W. a distance of 330 feet more or less to the point of beginning, being in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian. Tax Lot 2708-21CC-700

Parcel 2: A tract of land situate in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies S. 19°24' E. a distance of 1068.4 feet from the Southwest corner of Block 8 of Chemult; thence following the arc of a 3°04' curve to the left a distance of 23.2 feet to the true point of beginning of the tract herein described; thence continuing on the arc of a 3°04' curve to the left a distance of 281.1 feet to a point; thence S. 28°43' E. a distance of 26 feet, more or less, to the South line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, Township and Range; thence East along said South line a distance of 124.2 feet, more or less, to the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section, Township and Range; thence North along the East line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$, 363 feet to a point; thence S. 70°36' W. 261.5 feet, more or less, to the point of beginning. Tax Lot 2708-21CC-800

Parcel 3: A parcel of land lying in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that deed to the State of Oregon by and through its State Highway Commission, recorded in Book 268 page 143, of Klamath County Record of Deeds; the said parcel being described as follows:

Beginning on the Northerly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ at a point 66.96 feet Northeasterly of (when measured at right angles to) the center line of the The Dalles-California Highway said point being 125.78 feet Westerly of (when measured along said Northerly line) the Northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence Southeasterly parallel with said centerline to a point opposite Engineer's Station 732+32.60; thence Northeasterly at right angles to said center line 83.04 feet to the Easterly line of said property; thence Northwesterly along said Easterly line to said Northerly line; thence Westerly along said Northerly line to the place of beginning. Tax Lot 2708-21CC-800

State of Oregon, County of Klamath
Recorded 01/16/01, at 2:56 p.m.
In Vol. M01 Page 1798
Linda Smith,
County Clerk Fee \$ 26⁰⁰