

03 APR 10 AM 10:53

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97281
MEMORANDUM OF CONTRACT OF SALE

State of Oregon, County of Klamath
Recorded 04/10/2003 10:53 A m.
Vol M03 Pg 22450-51
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

DATED: APRIL 1, 2003

BETWEEN: Gorden and Dolores Mallory, (Sellers) AND
12774 S.W. Terraview Drive
Tigard, Oregon 97223-0703

Joanna L. Justus, (Purchaser)
6707 South Sixth Street
Klamath Falls, Oregon 97601

Pursuant to a Real Estate Contract of Sale dated APRIL 1, 2003, Seller sold to Purchaser Seller's interest in those certain properties in Klamath County, Oregon, more particularly described as

Lot 16 of Junction Acres, LESS AND EXCEPT that portion deeded to the State Highway Commission in Deed dated February 16, 1939, recorded May 9, 1939 in Volume 122 page 115, Deed records of Klamath County, Oregon. ALSO LESS AND EXCEPT any portion lying within State Highway 39 and State Highway 140 in the County of Klamath, Oregon and

Beginning at the Northwest corner of Tract 15 of Junction Acres; thence East along the North line of said tract, 81 feet; thence South parallel with the West line of said Tract, 538 feet; thence West parallel with the North line of said Tract, 81 feet to the West line; thence North 538 feet to the point of beginning, in the County of Klamath, State of Oregon.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on April 15, 2020. The true and actual consideration for this conveyance is \$199,900.00.

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.

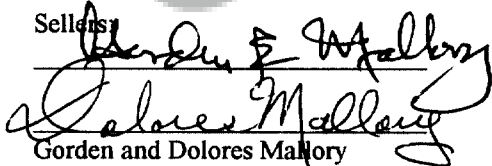
Until a change is requested, all tax statements shall be sent to the following address:

Joanna L. Justus
6707 South Sixth Street
Klamath Falls, Oregon 97603


Property Tax Account No. 590738 and 590435

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Sellers:


Gorden and Dolores Mallory
12774 S.W. Terraview Drive
Tigard, Oregon 97223-0703

Purchaser:


Joanna L. Justus
6707 South Sixth Street
Klamath Falls, Oregon 97601

After recording return to:

Gorden and Dolores Mallory
12774 S.W. Terraview Drive
Tigard, Oregon 97223-0703

EXHIBIT A

Lot 16 of Junction Acres, LESS AND EXCEPT that portion deeded to the State Highway Commission in Deed dated February 16, 1939, recorded May 9, 1939 in Volume 122 page 115, Deed records of Klamath County, Oregon. ALSO LESS AND EXCEPT any portion lying within State Highway 39 and State Highway 140 in the County of Klamath, Oregon.

Tax Account No. 590738

Beginning at the Northwest corner of Tract 15 of Junction Acres; thence East along the North line of said tract, 81 feet; thence South parallel with the West line of said Tract, 538 feet; thence West parallel with the North line of said Tract, 81 feet to the West line; thence North 538 feet to the point of beginning, in the County of Klamath, State of Oregon.

Tax Account No. 590435