

2010-003057

Klamath County, Oregon



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03/08/2010 03:35:06 PM

Fee: \$42.00

ATE 67428

MEMORANDUM OF AGREEMENT

THE UNDERSIGNED, on February 25, 2010, entered into a Contract of Sale, and a Deed in Lou of Foreclosure, Wherein BILL F. SMITH JR. & JENNIFER L. SMITH, husband & wife, is Vendor, and PATRICIA A. RUGH covering the following described real property:

See exhibit "A" attached hereto and made a part hereof:

Also known as: 17609 Hwy 39, Klamath Falls, Oregon 97603.

The total consideration expressed in dollars as stated in the Land Sale Contract is Two Hundred Thirty Nine Thousand Nine Hundred Dollars (\$239,900.00).

This memorandum is executed to evidence and confirm the sale referred to above, and by agreement is to be recorded.

Until a change is requested, all property tax statements shall be sent to Bill F. Smith Jr. C/O Ticor Title, Account Services, 1555 E. McAndrews, Medford, Or 97504.

Dated this 25 day of February, 2010.

Bill F. Smith Jr.  
BILL F. SMITH JR.  
Jennifer L. Smith  
JENNIFER L. SMITH

Patricia A. Rugh  
PATRICIA A. RUGH

STATE OF OREGON)  
COUNTY OF KLAMATH) Ss.  
Personally appeared the aboved  
named Bill F. Smith Jr. and  
Jennifer L. Smith, both  
acknowledge the foregoing  
instrument to be his/her  
voluntary act and deed.

STATE OF OREGON)  
COUNTY OF KLAMATH) ss.  
Personally appeared the aboved  
named Patricia A Rugh and  
acknowledge the foregoing  
instrument to be his  
voluntary act and deed.

Before me:

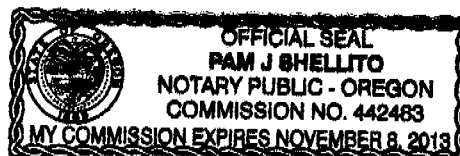
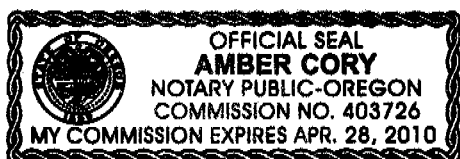
Amber Cory  
Notary Public for Oregon

My commission expires: 4/28/10

Before me:

Pam J Shellito  
Notary Public for Oregon

My commission expires: Nov 8, 2013



ATE 42

**LEGAL DESCRIPTION**

A parcel of land situated in the SW 1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Section 21, from which an aluminum survey cap marking the section corner common to Sections 20, 21, 28 and 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears South 0° 15' 47" East 1005.37 feet; thence along the centerline of a 20 foot wide road easement the following courses and distances: 1) North 82° 24' 23" East 161.50 feet; 2) North 55° 04' 31" East 501.99 feet; 3) North 49° 46' 20" East 108.36 feet; 4) North 38° 36' 01" East 66.71 feet; 5) North 40° 46' 40" West 32.49 feet to a point on the centerline of the U.S.B.R. No. 5 Drain; thence leaving said easement centerline and continuing along said No. 5 Drain following courses and distances: 1) North 53° 44' 39" East 44.23 feet; 2) North 86° 20' 21" East 426.98 feet; 3) North 32° 05' 57" East 46.23 feet; 4) North 01° 16' 58" East 154.64 feet; 5) North 37° 38' 55" West 325.72 feet; 6) North 11° 06' 48" East 250.00 feet; 7) North 25° 36' 48" East 160.00 feet; 8) North 12° 53' 12" West 130 feet, more or less, to the confluence of Lost River; thence upstream along the right bank of said Lost River to a point on the West line of said Section 21; thence along said West line of Section 21 South 0° 15' 47" East 1620 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that portion lying within the U.S.B.R. No. 5 Drain.

TOGETHER WITH a non-exclusive 30 foot wide road easement, for ingress and egress over and across the following described centerline; Beginning at the intersection of the Northeasterly right of way line of State Highway No. 39 (Merrill Highway) and the West line of said Section 28; thence Northerly along said West line of Section 28 to an aluminum survey cap marking the section corner common to said Sections 20, 21, 28 and 29; thence along the East line of said Section 20, North 0° 15' 47" West 1005.37 feet to a point on the centerline of a 20 foot wide road easement, said point being the Southwest corner of Parcel No. 3 of Minor Land Partition No. 34-82; thence along said 20 foot wide road easement centerline North 82° 24' 23" East 161.50 feet; thence continuing along said centerline North 55° 04' 31" East 20.01 feet to a common point of the above described Parcel No. 2 of Minor Land Partition No. 34-82.

CODE: 018 MAP: 4010-02100 TL: 00900 KEY: 787492