

# EXHIBIT " G "

15223

EN 123 INT 1552

(4)

## MEMORANDUM OF CONTRACT FOR SALE OF PROPERTY

VENDOR:

BATTLECREEK GOLF COURSE, INC.,  
an Oregon corporation

MUTUALLY COVENANTS AND AGREES WITH

PURCHASER:

C. LYNN BAXTER

to sell to Purchaser and Purchaser agrees to buy from Vendor, subject to title retained by the Vendor and the terms and conditions of this contract, all the property described herein. WITNESSETH:

PROPERTY: All that real property in Marion County, Oregon described as set out on Exhibit "A" attached hereto and by this reference made a part hereof.

Personal Property: As set out on Exhibit "B" attached hereto and by this reference made a part hereof, which shall not be removed from the real property unless like items of similar quality and value are substituted.

TAX STATEMENT NOTICE: Until a change is requested, all tax statements shall be sent to C. LYNN BAXTER, 1522 Madras Street S.E., Salem, Oregon 97302.

### PRICE AND PAYMENTS:

\$620,000.00 CASH PURCHASE PRICE (the true and actual consideration).

After recording return to: C. Lynn Baxter, 1522 Madras St. SE, Salem, Oregon 97302  
Send Tax Statements to: C. Lynn Baxter, 1522 Madras St. SE, Salem, Oregon 97302

DATED AND EXECUTED: April 1, 1978.

VENDOR:

BATTLECREEK GOLF COURSE, INC.

PURCHASER:

By: William G. Steveley  
William G. Steveley, President

By:

By: Kenneth A. Holmes  
Kenneth A. Holmes, Secretary

C. Lynn Baxter  
C. Lynn Baxter

STATE OF OREGON, County of Marion

Date: April 1, 1978

Personally appeared the above named

C. Lynn Baxter

and acknowledged the foregoing instrument to be his act and deed. Before me:

James H. Jackson  
Notary Public for Oregon  
My commission expires: 12-08-80

State of Oregon, County of Marion

Date: April 1, 1978

Personally appeared William G. Steveley and Kenneth A. Holmes

who being of sound mind, stated that he is the President & Secretary of grantor corporation and that the foregoing instrument is his act and deed and that the deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

James H. Jackson  
Notary Public for Oregon  
My commission expires: 12-08-80

## EXHIBIT "A"

## Parcel 1

Beginning at the intersection of the North and South center line of Section 23 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; with the Westerly line of the Pacific Highway at a point which is 805.25 feet, more or less, South of the 1/4 corner of the North of said section, thence South 23° 44' East along the Westerly line of said Highway 222.35 feet, thence South 65° 58' West 98.50 feet to a point on the said center line, thence South along said center line, 133.84 feet to an iron pipe; thence South 65° 58' West 65.00 feet to an iron pipe; thence South 00° 08' East 108.97 feet to an iron pipe; thence North 65° 58' East 65.00 feet to the North and South center line of Section 23; thence South along said center to the angle corner in the North line of Lot 9, in Elderbrook tracts in said County and State, thence North 89° 14' West along the North line of said Elderbrook tracts 1779.75 feet to a point which is 858.00 feet South 89° 14' East from the West line of said Section, thence North parallel with the West line of said Section 1544.50 feet, more or less, thence South 89° 08' East 504.25 feet, more or less, thence North 470.00 feet to a point on the South line of Madras Street, thence Northeasterly along the arc of a 180.00 foot radius curve to the left (the chord of which bears North 63° 46' East 163.80 feet) a distance of 170.07 feet, thence North 36° 44' East along the Easterly line of said Street 78.35 feet, thence South 89° 08' East 864.78 feet to a point which is 200.00 feet South 66° 16' West from a point on the Westerly line of said Pacific Highway, thence North 66° 16' East 200.00 feet to a point on the Westerly line of said highway; thence South 23° 44' East 83.09 feet to the place of beginning.

SAVE AND EXCEPT that portion conveyed to Nu Pacific Co., by deed recorded in Reel 2, Page 372, Marion County Deed Records, described as follows:

Beginning at the Northwest corner of that tract of land as described in Volume 699, Page 812, Marion County Record of Deeds, which is recorded as being 239.225 feet North and 420.00 feet South 89° 08' East from the 1/4 corner on the West line of Section 23 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon, said point being also on the Easterly line of 13th Avenue SE; thence South along said Easterly line 567.775 feet to a point on the North line of that tract of land as described in Volume 676, Page 085, Marion County Record of Deeds, said North line being also the North line of Lot 13, Elderbrook Tracts; thence South 89° 14' East 889.0 feet more or less, along said North line to a point which is 132.00 feet North 89° 14' West from the Northeast corner of said Lot 13; thence North 68° 30' West 286.00 feet; thence North 56° West 127.00 feet; thence North 36° West 100.00 feet; thence North 9° West 134.0 feet more or less, to a point on the West line of that tract of land described in Volume 670, Page 393, Marion County Record of Deeds, said point being 383.00 feet North of the Southwest corner of said tract of land; thence North 184.0 feet more or less, to the Northeast corner of said tract of land described in Volume 699, Page 812, Marion County Record of Deeds; thence North 89° 08' West 438.00 feet to the point of beginning.

TOGETHER WITH a permanent easement and right of way for pipeline, well and utilities installation and maintenance for irrigation purposes reserved to Grantor in that deed to NU PACIFIC CO., recorded in Reel 2, Page 372.

A strip 10 feet in width and 448 feet in length along the adjacent to the Southerly boundary of the property described in 1<sup>st</sup> 2, Page 372, Marion County Deed Records, then extending Northerly at right angle 10 feet in width for an additional 383 feet to the property line of Battlecreek Golf Course, said additional 10 feet strip being parallel to the West boundary line of the above described tract. In the event the Grantees' development plans require a change in location of part of the pipeline, the parties hereto shall equally share the cost of such change and shall change the location thereof as necessary.

#### Parcel II

Beginning at the intersection of the Westerly line of the Pacific Highway with the South line of Madras Street at a point which is 495.00 feet South and 138.85 feet North 89° 00' West 67.10 feet South 23° 44' East from the 1/4 corner on the North line of Section 23 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 23° 44' East along the Westerly line of said Highway 155.60 feet; thence South 66° 16' West 200.00 feet; thence North 23° 44' West parallel with the Westerly line of said Highway 286.38 feet to a point on the South line of said Madras Street, thence South 89° 08' East 219.96 feet to the place of beginning.

#### SUBJECT MO:

1. An easement created by instrument, including the terms and provisions thereof dated April 21, 1970, recorded May 6, 1970 in Book 682, Page 641, Deed Records in favor of City of Salem for a 15 foot permanent right of way and easement for sewer pipeline.
2. An easement created by instrument, including the terms and provisions thereof, dated April 12, 1971, recorded April 19, 1971 in Book 701, Page 467, Deed Records in favor of City of Salem for permanent right of way and easement for sewer pipeline.
3. An easement created by instrument, including the terms and provisions thereof dated April 12, 1971, recorded April 19, 1971 in Book 701, Page 471, Deed Records in favor of City of Salem for permanent right of way and easement for sewer pipeline.
4. An easement created by instrument, including the terms and provisions thereof dated April 26, 1971, recorded April 30, 1971 in Book 701, Page 201, in favor of City of Salem for permanent right of way and easement for sewer pipeline.
5. City lien in favor of the City of Salem for street improvement, in the sum \$13,581.43, recorded pages 8075 and 8077, City Lien Docket. (Affects Parcels I & II)
6. City lien in favor of the City of Salem for water improvement, in the sum of \$256.87. (Affects Parcel II)
7. Drainage easement dated October 5, 1977, recorded December 8, 1977 in Reel 105, Page 1071, Marion County Deed Records.

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EXHIBIT "B"  
PERSONAL PROPERTY

Alarm System in Clubhouse  
Pro Shop Carpet  
Pro Shop Furniture  
Irrigation System  
Pumps & Sprinklers  
Pump, wiring, pipe  
Irrigation Pump  
Display Board  
Ash Trays  
Sign

Hoover Rug Cleaner  
Knives  
Tables - 2 Umbrellas

Desk and Chair  
10 coffee Urns  
Radio  
Color Television set  
Thermax duplicator  
vacuum cleaner  
Lockers  
Sign - advertising - free standing - front  
Shoe Display Rack  
Air Compressor  
Bar Furniture  
Greens Mower  
5 gang fairway mower  
rotary mower  
cups and flags  
mower  
Portable pump  
Washers and Markers  
Steel locker  
Portabel 5 hp pump  
Top Dressing Machine

Lapping machine  
Jacobsen greens mower  
5 gang Jacobsen Mower - fairway  
Fairway Mower  
Greens King Brush Assembly  
Hitchell 50 gal sprayer  
Kabota Tractor  
Toro Industrial vacuum cleaner  
Restaurant equipment  
Sheet metal wall guard  
Pots & Pans  
Deep Freeze  
Electric Cooler  
Beer Cooler  
Sharp Micro wave oven  
Ice maker  
Donut machine  
Huggins cash register -2-  
Club bags & Carts  
Lockers  
Hand Carts  
6 Golf Carts - electric  
Mid State Golf Cart  
Fawn Cigarette Machine  
Fawn Candy Machine

15223  
STATE OF OREGON }  
County of Marion }

ss.

I hereby certify that  
the within was received  
and duly recorded by me  
in Marion County records:

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MAY 12 2 52 PM '78

EDWIN P. MORGAN  
MARION COUNTY CLERKBY SC DEPUTY

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(100)  
M.H.H.  
C.S.B.