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77425

03-11-94P01:44 RCVD

Vol. M94 Page 2612

## MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on February 28<sup>th</sup>, 1994,  
Joyce E. Brown, P.O. Box 335 Onalaska WA 98570 as vendor(s), and  
NANCY C. GOFF - 231 WALNUT MYRTLE CREEK OF 97457, 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  
 latter 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: N. Beaver marsh Addition  
Block 1 Lots 2 & 3

The true and actual consideration for the transfer, set forth in the contract, is \$15,000.00, payable \$5,000.00  
 down on the signing of the contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual  
 installments (indicate which) of not less than \$150.00 each. All deferred payments shall bear interest at the  
 rate of 7% per annum from the date of the contract until paid.

In Witness Whereof the vendor(s) has executed this memorandum on Feb. 28<sup>th</sup>, 1994.  
 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: The foregoing memorandum "shall be recorded by the conveyer  
 not later than 15 days after the instrument is executed and the parties  
 are bound thereby." ORS 93.635.

Washington  
 STATE OF OREGON, County of Lewis ) ss.  
 This instrument was acknowledged before me on February 28, 1994,  
 by Joyce E. Brown  
 This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_,  
 as \_\_\_\_\_,  
 of \_\_\_\_\_

Mary R. Brown Washington  
 My commission expires 8/29/96 Notary Public for Oregon

Joyce E. Brown  
P.O. Box 335  
Onalaska, Washington 98570  
 Vendor's Name and Address

Nancy C. Goff  
231 Walnut  
Myrtle Creek, Oregon 97457  
 Vendee's Name and Address

After recording return to (Name, Address, Zip):  
Nancy C. Goff  
231 Walnut  
Myrtle Creek, Oregon 97457

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Nancy C. Goff  
231 Walnut  
Myrtle Creek, Oregon 97457

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of Klamath ) ss.

I certify that the within instrument  
 was received for record on the 11<sup>th</sup> day  
 of March, 1994, at  
1:44 o'clock P.M., and recorded in  
 book/reel/volume No. M94 on page  
7612 and/or as fee/file/instru-  
 ment/microfilm/reception No. 77425,  
 Record of Deeds of said County.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE  
Debra M. Mullen, Deputy

Fee \$30.00  
 cc's 2.00

30.00  
 2.00