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85753

MEMORANDUM OF LAND SALE CONTRACT

Vol 94 Page 24749

KNOW ALL MEN BY THESE PRESENTS, that on

AUGUST 4, 1994

Ellis, Juanita T.

as vendor(s), and

Springer, Russell Dean and Kathleen I.

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:

Property ID. : R424384 R -3808-025DA-01100-000

LAKE SHORE GARDENS, LOT 11B POR

The true and actual consideration for the transfer, set forth in the contract, is \$ 27,500.00, payable \$ 2,000.00 down on the signing of the contract and the balance payable in ☒ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual installments (indicate which) of not less than \$ 205.43 each. All deferred payments shall bear interest at the rate of 7.50% per annum from the date of the contract until paid.

In Witness Whereof the vendor(s) has executed this memorandum on AUGUST 4, 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.

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on AUGUST 5, 1994

by JUANITA T ELLIS

This instrument was acknowledged before me on , 19

by

as

of



OFFICIAL SEAL
GUDRUN STROUD
NOTARY PUBLIC - OREGON
COMMISSION NO. 013008
MY COMMISSION EXPIRES FEB. 05, 1996

commission expires

FEBRUARY 5, 1996

Juanita T. Ellis

2943 Eberlain Ave

Klamath Falls, Ore. 97601

Vendor's Name and Address

Russell D. & Kathleen Springer

878 Lakeshore Dr.

Klamath Falls, Ore. 97601

Vendee's Name and Address

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

Russell Springer

878 Lakeshore Dr.

Klamath Falls, Ore. 97601

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

Russell Springer

878 Lakeshore Dr.

KLAMATH FALLS OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 10th day of Aug, 1994, at 3:32 o'clock P.M., and recorded in book/reel/volume No. M94 on page 24749 and/or as fee/file/instrument/microfilm/reception No. 85753, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mulholland, Deputy