

MTC 36228 SW

MEMORANDUM OF LAND-SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS, that on Nov. 9, 1995, Michael L. Reynolds, as Seller and Manley Howard as Purchaser made and entered into a certain land-sale contract wherein said Seller agreed to sell to said Purchaser and the latter agreed to purchase from said Seller the fee-simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

Lot Five (5), Block Twenty-four (24), NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for the transfer, set forth in said contract is \$19,200.00, all deferred payments bear interest at the rate of 10% per annum from the date of said contract until paid.

In Witness Whereof the said Seller and Purchaser have executed this memorandum this 9th day of Nov., 1995.

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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Michael L. Reynolds
Michael L. Reynolds

Manley Howard
Manley Howard



STATE OF OREGON, County of Klamath)ss. 11/13, 1995.

Personally appeared the above named Michael L. Reynolds and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/95

STATE OF OREGON, County of Klamath)ss. 11/9, 1995.

Personally appeared the above named Manley Howard and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/95

SELLER NAME & ADDRESS

Michael L. Reynolds
P.O. Box 1722
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

PURCHASER NAME & ADDRESS

Manley Howard
303 Prescott
Klamath Falls, OR 97601

After recording return
to PURCHASER.

Until a change is requested,
all tax statements shall
sent to PURCHASER.

Filed for record at request of:

Mountain Title Company

on this 15 day of Nov. A.D., 19 95
at 11:19 o'clock A. M. and duly recorded
in Vol. M95 of Deeds Page 31165.

Bernetha G. Leisch, County Clerk

By Arnette Mueller

Deputy.

Fee, \$30.00