

98 MAR 12 P3:36

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MEMORANDUM OF LAND SALE CONTRACT

Val 1798 Page 8155

KNOW ALL MEN BY THESE PRESENTS, that on April 9, 1997,
Fred H. Monts De Oca, as vendor(s), and
Jennifer Rowe, 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:

Lot 5, Block 2, SUNNYLAND ADDITION, a resubdivision of the
 South ten acres of Enterprise Tract #31, in the County of
 Klamath, State of Oregon.

See Attachment

The true and actual consideration for the transfer, set forth in the contract, is \$ 1, payable \$ 1
~~down on the signing of the contract and the balance payable in~~ ☐ monthly, ☐ quarterly, ☐ semi-annual, ☐ annual
~~installments (indicate which) of not less than \$~~ each. All deferred payments shall bear interest at the
 rate of 0 per annum from the date of the contract until paid.

In Witness Whereof the ~~vendor(s)~~ vendee JENNIFER ROWE has executed this memorandum on March 12, 1998.
 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 March 12, 1998,
 by Jennifer RoweThis instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____

Tanya Conklin
 Notary Public for Oregon
 My commission expires Nov 30, 2001

Fred H. Monts De Oca

Vendor's Name and Address

Jennifer Rowe
3131 Sunset Court
Klamath Falls, OR 97603

Vendee's Name and Address

After recording return to (Name, Address, Zip):
Jennifer Rowe
3131 Sunset Court
Klamath Falls, OR 97603

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

Jennifer Rowe
3131 Sunset Court
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
 County of _____

I certify that the within instrument
 was received for record on the _____ day
 of _____, 19____, at
 _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page
 _____ and/or as fee/file/instru-
 ment/microfilm/reception No. _____,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

NAME TITLE
 By _____, Deputy

Memorandum of Land Sale Contract

Vendor: Fred H. Monts De Oca

Vendee: Jennifer Rowe

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ATTACHMENT 1

The true and actual consideration for the transfer, set forth in the contract, is \$75,000.00 payable as follows:

Down payment of \$2,00.00 payable on or before April 7, 1998. Additional down payment of a 1995 Chevrolet pick-up truck accepted value from Vendor is \$23,000.00.

First payment of \$534.18 due on or before April 7, 1997 and then monthly payments of \$534.18 due on or before the 3rd day of each month beginning May 3, 1997 to pay off a loan in the approximate amount of \$49,976.87.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Jennifer Rowe the 12th day
of March A.D., 19 98 at 3:36 o'clock P M., and duly recorded in Vol. M98
of Deeds on Page 8155

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Brown