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mtc S4385-LB

MEMORANDUM OF CONTRACT OF SALE

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DATED: JULY 1, 2001

BETWEEN: **Gary N. Welburn and Lois K. Welburn**
P.O. Box 595
Talent, OR 97540

("Sellers")

AND: **George A. Welburn and Lisa K. Welburn**
P.O. Box 315
Sprague River, OR 97639

KAYE

("Purchasers")

Pursuant to a Contract of Sale dated this same date, Sellers sold to Purchasers Sellers' interest in that certain property commonly known as Tax Lots 800 and 900 in Klamath County, Oregon, and more particularly described in attached Exhibit "A". If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on June 1, 2021. The true and actual consideration for this conveyance is SEVENTY FIVE THOUSAND FIFTY AND 00/100 DOLLARS (\$75,050.00).

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 ANY INTEREST IN OR TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements will be sent to the following address:

Gary and Lois Welburn
P.O. Box 595
Talent, OR 97540

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed effective as of the day and year first above written.

SELLERS

Gary N. Welburn

Lois K. Welburn

PURCHASERS

George A. Welburn

Lisa K. Welburn

After recording, return to:

~~Douglas H. Schum~~

~~Attorney at Law~~

~~P.O. Box 128~~

~~Medford, OR 97501~~

Amerititle-Contract collections
222 S 6th Street
Klamath Falls, Or 97601

31.00 M

EXHIBIT "A" TO MEMORANDUM OF CONTRACT

"Lots 40 and 41 in Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

RESERVING unto Grantor, their heirs, successors and assigns, an easement 25 feet in width for ingress and egress, and utilities over, across and under an existing roadway generally depicted on the plat map attached hereto as Exhibit 'A'.

FURTHER RESERVING unto Grantor, their heirs, successors and assigns, all rights to any oil, gas, mineral, or other valuable deposit on or under the property."

EXHIBIT "D"

Map of Easement

43041

300
24.00 AC.

400
27.81 AC.

SEE CG 2002 & 2071 & 4052

State of Oregon, County of Klamath
Recorded 08/23/01 at 3:18 p.m.
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Linda Smith,
County Clerk Fee \$ 31⁰⁰

25' ROAD
EASEMENT
(Right of Way)

EXISTING
TRAIL

4TH ADD

PARK

10

DR

85
R1

1400
1300
1200
1100
1000
900
800
700
600
500
400
300
200
100
0

2300
2400
2500
2600
2700
2800
2900
3000
3100
3200
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