

Vol. M01 Page 64685  
STATE OF OREGON.

NS

EDGAR ROBERTS

P.O. BOX 696

OAKRIDGE, OR 97463

Vendor's Name and Address

KEITH F. FLACK

P.O. BOX 434

OAKRIDGE, OR 97463

Vendee's Name and Address

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

WESTERN PIONEER TITLE

P.O. BOX 10146

EUGENE, OR 97401

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

KEITH F. FLACK

P.O. BOX 434

OAKRIDGE, OR 97463

SPACE RESERVED  
FOR  
RECORDER'S USEState of Oregon, County of Klamath  
Recorded 12/18/01 2:59 p. m.  
Vol M01, Pg 64685-86  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on NOVEMBER 16TH, 2001, 19\_\_\_\_, EDGAR N. ROBERTS AND F. DOLORES ROBERTS, TENANTS BY THE ENTIRETY, as vendor(s), and KEITH F. FLACK AND JANICE M. FLACK, AS TENANTS BY THE ENTIRETY, 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 vendee(s) 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 150,000.00, 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 \$ 800.00 each. All deferred payments shall bear interest at the rate of 6.0 % per annum from the date of the contract until paid.

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on DECEMBER 12, 2001, 19\_\_\_\_. 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: ORS 93.835 requires the foregoing memorandum to "be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby."

LANE

STATE OF OREGON, County of \_\_\_\_\_ ss.

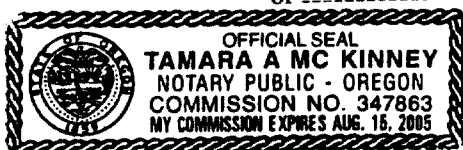
This instrument was acknowledged before me on DECEMBER 12, 2001, 19\_\_\_\_, by EDGAR N. ROBERTS, F. DOLORES ROBERTS, KEITH F. FLACK AND JANICE M. FLACK

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 8-15-2005

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EXHIBIT "A"

That portion lying East of Highway 97 of the E  $\frac{1}{2}$  W  $\frac{1}{2}$  of Section 24, Township 31 South, Range 7 East of the Willamette Meridian; and the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Saving and Excepting therefrom any portion in Southern Pacific Railroad.