

04 SEP 15 AM 11:05

MTL -65931 SH

Vol M04 Page 61407

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 09/15/04 11:05 a m
Vol M04 Pg 61407-09
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

After Recording Return To:

AmeriTitle
300 Klamath Ave
Klamath Falls, OR
97603

1. Name(s) of the Transaction(s):

Memorandum of Agreement
for Purchase and Sale

2. Direct Party (Grantor):

Lucia Sargeson

3. Indirect Party (Grantee):

Carl Croy and Davida Croy

4. True and Actual Consideration Paid:

\$70,000.00

5. Legal Description:

See attached

3/00
am

After recording return to: Amerititle, Klamath Falls, OR 97601

Send tax statements to: Carl Croy and Davida Croy, POB 466, Merrill, Oregon 97633

MEMORANDUM OF AGREEMENT FOR PURCHASE AND SALE

Pursuant to a Contract dated August 3, 2004, Lucia Sargeson, Seller, sold to Carl Croy and Davida Croy, Buyer, the following described real property, to wit:

PARCEL 1: Government Lots 8 and 9 and that portion of Government Lot 7 lying South of and adjacent to the Southern Pacific Railroad right of way in Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: That portion of Government Lot 11 in Section 7, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the quarter section corner on the West boundary of Section 7; thence due East 660 feet; thence due South 132 feet to the left or North bank of Lost River; thence following the meander line of said river up stream to its intersection with the West boundary of Section 7; thence North following said West boundary line to the point of beginning.

Parcels 1 and 2 TOGETHER WITH an easement for ingress and egress over and across the Easterly boundary of the NE1/4 NE1/4 and that portion of Government Lot 7 lying North of the Pacific Railroad right of way of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as created by instrument recorded May 1, 1974 in Volume M74, page 5405, Microfilm Records of Klamath County, Oregon.

Reference is made to said agreement for purchase and sale of said real property held in escrow at AmeriTitle whose mailing address is P.O. Box 5017, Klamath Falls, OR 97601 and whose telephone number is 541-883-3401.

The true and actual consideration for this conveyance is \$70,000.00.

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 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.

Dated this 3rd day of August, 2004.

Carl Croy
Carl Croy

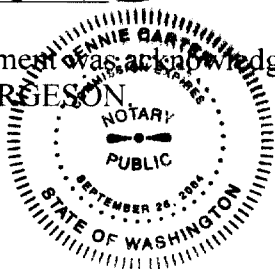
Lucia Sargeson
Lucia Sargeson

Davida Croy
Davida Croy

STATE OF Washington)
County of San Juan) SS

61409

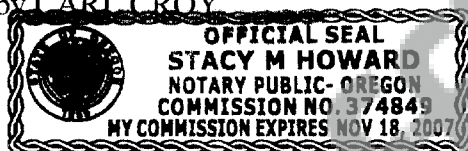
The foregoing instrument was acknowledged before me this 3 day of Aug. 2004, by LUCIA SARGESON



Jennie Carter
Notary Public for WA

STATE OF OREGON)
County of Klamath) ss.

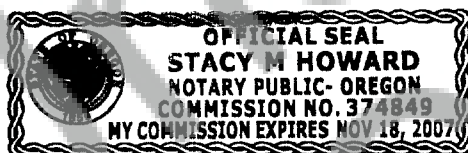
The foregoing instrument was acknowledged before me this 13 day of Aug. 2004, by CARL CROY



Stacy M. Howard
Notary Public for Oregon

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 13 day of Aug. 2004, by DAVIDA CROY.



Stacy M. Howard
Notary Public for Oregon