

04 OCT 26 PM 1:35

Oct. 21 2004 12:46PM P1

FORM No. 1120 - MEMORANDUM OF LAND SALE CONTRACT

© 1995 BY WITNESS, INC. A DIV. OF PLATLAND, INC. WWW.WITNESS.COM

SA

NO PART OF ANY WITNESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Kenneth D. Kern and Cindy A. Kern
1828 Kane Street
Klamath Falls, OR 97603

Vol M04 Page 73109

Lonnie Jacobs
128 west villa road
Medford, OR 97502

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath

Recorded 10/26/04 1:35 P m

Vol M04 Pg 73109-73110

Linda Smith, County Clerk

B Fee \$ 26 # of Pgs 2

20 N/S

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on October 21st, 2004 Kenneth D. Kern and

Cindy A. Kern
Lonnie Jacobs

as vendor(s), and

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 to and to the following described real property in Klamath Falls
County, State of Oregon, to-wit:

Tract 29, Yalta Gardens, in the county of Klamath Falls, in the state of Oregon

See attached exhibit A for details of considerations

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract is \$100,000, payable \$1.00
down on the signing of the contract and the balance payable in ☐ monthly ☒ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 0 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) executed this memorandum on January 20th, 2004. 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 30.82C.

NOTES: ORS 30.82C 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.

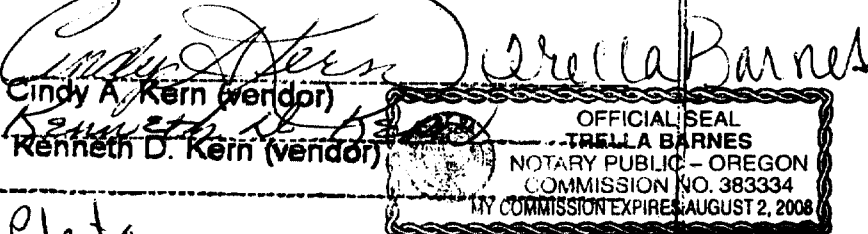
STATE OF Colorado, County of La PlataThis instrument was acknowledged before me on 10-22-04
by Kenneth D. Kern

SUBSCRIBED AND FORWARDED BY ME IN THE COUNTY OF La Plata, STATE OF COLORADO
THIS 21 DAY OF October, 2004

MY COMMISSION EXPIRES:

Sharon M Craft Kern

Notary Public for Oregon Colorado
My commission expires 11-19-07



73110

Exhibit A

Contracted agreement between Vendors and Vendee is described as follows. \$100,000 dollars is for the purchase of the property, which is paying off judgments, liens, and all deeds owed against 1828 Kane Street. The remainder of \$100,000 dollars will be dispersed between Cindy A. Kern and Kenneth D. Kern.

Cindy A. Kern (vendor)

Kenneth D. Kern

Kenneth D. Kern (vendor)