

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



05 JAN 7 PM2:41

Vol M05 Page 01571

Ruth M. & Don W. Unruh
28205 Demeritt rd.
Malin, OR 97632

Vendor's Name and Address

Lonnie Jacobs & Larry Sowell
23111 Hwy 39
Merrill, OR 97633

Vendee's Name and Address

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

Larry Sowell
P.O. Box 422
Merrill, OR 97633

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

Same as above

State of Oregon, County of Klamath

Recorded 01/07/2005 2:41 P M

Vol M05 Pg 01571-72

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on December 29th 2004

Ruth M. & Don W. Unruh
Larry Sowell & 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 in and to the following described real property in Klamath

County, State of Oregon, to-wit: Legal: Malin Suppl Plat, Block 55, Lot 6 (2200 Lakeview ave)
Lot 4 (2218 Lakeview ave)
Malin Suppl Plat, Block 43, Lot 14
(2213 Lakeview ave)

* see Exhibit A for Details of Consideration *

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 80,000, 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 \$ 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 Dec. 29th 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 30.930.

NOTE: ORS 93.635 requires the foregoing memorandum to "be recorded by the conveyor not later than 15 days after the instrument is executed and the parties are bound thereby."

Ruth M. Unruh
Don W. Unruh

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____ by _____

This instrument was acknowledged before me on _____ by _____

as _____

of _____



Notary Public for Oregon

My commission expires Sept 20, 2008

2004

01572

EXHIBIT A

The details of the consideration consists of property addresses 2200, 2213, 2218. The amount of 80,000 will pay of all mortgages, judgments, and liens.

The money left over will be dispersed to Ruth M. and Don W. Unruh. After date of recording Larry Sowell and Lonni Jacobs have 60 days to complete the sale of the property.

Properties 2200, 2213, and 2218 are in Malin, OR on Lakeview ave
97632

Ruth M. Unruh

Ruth M. Unruh

Don W. Unruh

Don W. Unruh

