

EA

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



Allison & Lon Parton
 4031 Balsom
 Klamath Falls, OR 97601
 Vendor's Name and Address
 Larry Sowell & Lonnie Jacobs
 P.O. Box 422
 Merrill, OR 97633
 Vendee's Name and Address

M05-66543

Klamath County, Oregon

10/14/2005 08:00:35 AM

Pages 2 Fee: \$26.00

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):

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

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on September 21st 2005

Allison & Lon Parton, as vendor(s), and
 Larry Sowell & Lonnie Jacobs, 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 for details of this consideration*

Legal: Stewart, Block 13, Lot W2 27 & 28

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$125,000⁰⁰, 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 September 21st 2005. 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 conveyer not later than 15 days after the instrument is executed and the parties are bound thereby."

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 9-21-2005 by Allison Parton and Lon Parton

This instrument was acknowledged before me on

by

as

of



OFFICIAL SEAL
 SHELLEY L. HUNTER
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 354928
 MY COMMISSION EXPIRES FEB. 19, 2006

Notary Public for Oregon

My commission expires

2-19-2006

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Exhibit A

The details of this consideration read as followed: Seller Allison & Lon Patton is selling subject property located at 4031 Balsom, buyers Larry Sowell and Lonnie Jacobs have agreed to pay 0 above and beyond all judgments and liens against the property, this sell is contingent upon inspection, title report, and financing.

Seller: Allison Patton
Lon Patton

Buyers: Larry Sowell
Lonnie Jacobs

Larry Sowell
Lonnie Jacobs