

2007-002870

Klamath County, Oregon



00015488200700028700030030

02/20/2007 11:22:09 AM

Fee: \$31.00

MTCT8303-KR

Recorded at the request of:

AmeriTitle Escrow #78303

After recording return to:

AmeriTitle #78303

300 Klamath Avenue

Klamath Falls, OR 97603

MEMORANDUM OF CONTRACT OF SALE

DATED:

January 30, 2007 *RT UT*

BETWEEN:

Felicia Marie Cox aka Felicia Cox ("Seller") *OK RT UT*

AND:

Vicki Townsend and ("Purchasers")
Roger Townsend, as tenants by the entirety

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchasers Seller's interest in that certain property in Klamath County, Oregon, more particularly described as:

Lot 17, Block 2 of Lockford Tract 1228

RT UT If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on February 15, 2017. The true and actual consideration for this conveyance is \$165,000.00.

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 ANY INTEREST IN OR TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements shall be sent to the following address:

Vicki Townsend and
Roger Townsend
5581 Lockford Drive
Klamath Falls, OR 97603

Property Tax Account No. R843216

31⁰⁰

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

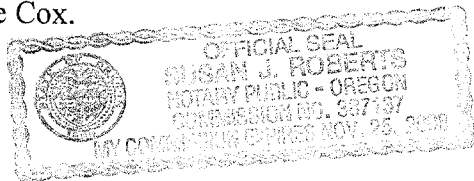
Seller:
Felicia Marie Cox
Felicia Marie Cox
Felicia Marie Cox

Purchasers:
Vicki Townsend
Vicki Townsend
Roger Townsend
Roger Townsend

ACKNOWLEDGMENT

STATE OF OREGON)
) ss:
County of Klamath)

This instrument was acknowledged before me on Jan 30, 2007, by Felicia Marie Cox.

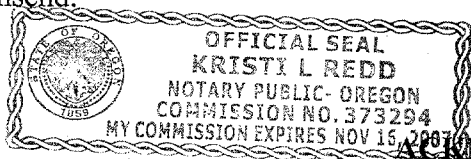


Susan J. Roberts
Signature of notarial officer

ACKNOWLEDGMENT

STATE OF OREGON)
) ss:
County of Klamath)

This instrument was acknowledged before me on February 16, 2007, by Vicki Townsend.

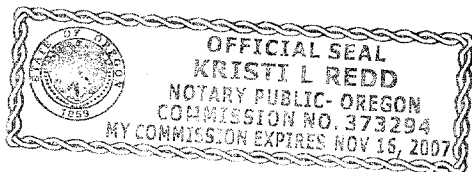


Kristi L. Redd
Signature of notarial officer

ACKNOWLEDGMENT

STATE OF OREGON)
) ss:
County of Klamath)

This instrument was acknowledged before me on February 16, 2007, by Roger Townsend.



Kristi L. Redd
Signature of notarial officer

WARNING

Unless you purchasers provide us seller with evidence of the insurance coverage as required by our contract or loan agreement, we may purchase insurance at your expense to protect our interest. This insurance may, but need not, also protect your interest. If the collateral becomes damaged, the coverage we purchase may not pay any claim you make or any claim made against you. You may later cancel this coverage by providing evidence that you have obtained property coverage elsewhere.

You are responsible for the cost of any insurance purchased by us. The cost of this insurance may be added to your contract or loan balance. If the cost is added to your contract or loan balance, the interest rate on the underlying contract or loan will apply to this added amount. The effective date of coverage may be the date your prior coverage lapsed or the date you failed to provide proof of coverage.

The coverage we purchase may be considerably more expensive than insurance you can obtain on your own and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

Acknowledged:

Seller:

Selucia Cof
Selucia Cof

Purchasers:

x *Regina Townsend*
x *Vanessa Townsend*