

ES

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



Jeff & Gail Brewer
 1624 Lukes Rd
 La Pine, OR 97739
 Vendor's Name and Address
 John and Kim Matkowski
 Matkowski Enterprises LLC
 PO Box 289 Crescent, OR 97733
 Vendee's Name and Address

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

Jeff & Gail Brewer
 1624 Lukes Rd
 La Pine, OR 97739

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

Matkowski Enterprises LLC
 PO Box 289
 Crescent, OR 97733

2008-000178

Klamath County, Oregon



00038024200800001780020025

SPACE RESERVE
FOR
RECORDER'S

01/07/2008 08:44:07 AM

Fee: \$26.00

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on _____,

Jeff & Gail Brewer

, as vendor(s), and

Matkowski Enterprises LLC

, 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 _____ County, State of Oregon, to-wit:

See attached form

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 108,000, payable \$ _____ down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 706 each. All deferred payments shall bear interest at the rate of 8 % per annum from the date of the contract until paid.

IN WITNESS WHEREOF, the vendor(s) executed this memorandum on _____ 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Jeff A. Brewer

Gail R. Brewer

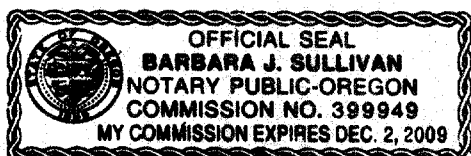
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 12-14-2007by Jeff & Gail Brewer, Kim Matkowski

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Barbara J. Sullivan

Notary Public for Oregon

My commission expires 12-2-2009

EXHIBIT "B"

LEGAL DESCRIPTION OF REAL PROPERTY

A portion of the NE 1/4 NE 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Commencing at the Northeast corner of said section 1; thence South along the East line of said Section 1, a distance of approximately 471.3 feet to the true point of beginning; thence West and parallel to the North line of Section 1 to the Easterly right of way line of State Highway 58; thence Southeasterly along the East right of way line approximately 290 feet to a point; thence East parallel to the North line of Section 1, 72.34 feet, more or less, to the East line of Section 1, thence North along the East line of Section 1 to the point of beginning.