

2009-005323

Klamath County, Oregon



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04/16/2009 03:37:13 PM

Fee: \$26.00

After recording, return to:

~~William M. Ganong~~ - Amerititle
~~Attorney at Law~~ 300 Klamath Ave
~~514 Walnut Avenue~~ Klamath Falls, OR 97601
~~Klamath Falls OR 97601~~ - Attn: Contract Servicing

Send tax statements to:

Crystal Gagnon
839 California Avenue
Klamath Falls OR 97601

MEMORANDUM OF CONTRACT OF SALE

DATED: April 10, 2009

BETWEEN: Steven M. Carson and JoAnne Carson,
Trustees of the Steve and JoAnne Carson Trust,
UD and January 6, 2005, and their successors in Trust
13967 Hill Road
Klamath Falls OR 97603 ("Seller")

AND: Crystal Gagnon
839 California Avenue 1
Klamath Falls OR 97603 ("Purchaser")

Pursuant to a Contract of Sale dated April 10, 2009, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows:

Lot 6, Block 100 of BUENA VISTA ADDITION
to the City of Klamath Falls, Klamath County, Oregon.

Klamath County Account No. R-3809-032BB-01300
Key No. 409383

More commonly referred to as: 839 California Avenue
Klamath Falls OR 97601

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on April 10, 2014. The true and actual consideration for this conveyance is \$94,000

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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

MEMORANDUM OF CONTRACT OF SALE

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26 Apr 10

TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Contract of Sale to be executed in duplicate as of the day and year first above written.

Seller:

Steven M. Carson

Steven M. Carson, Trustee
of the Steve and JoAnne Carson
Trust, ~~was~~ January 6, 2005
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Purchaser:

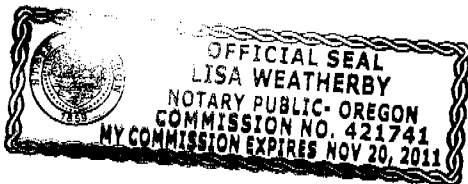
Crystal Gagnon
Crystal Gagnon

JoAnne Carson

JoAnne Carson, Trustee
of the Steve and JoAnne Carson
Trust, ~~was~~ January 6, 2005
uda

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 16, 2009 by Crystal Gagnon.



Lisa Weatherby
Notary Public for Oregon
My commission expires: 11/20/2011

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 16, 2009, by Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, ~~was~~ January 6, 2005, and their successors in Trust.
uda



Lisa Weatherby
Notary Public for Oregon
My commission expires: 11/20/2011