

WTC 85169
Until a change is requested
send tax statements to:
Bob Ferguson
33935 Hwy 99E Suite A
Tangent, OR 97389

2009-006845
Klamath County, Oregon



05/15/2009 11:50:44 AM

Fee: \$31.00

After Recording, return to:
Bob Ferguson
33935 Hwy 99E Suite A
Tangent, OR 97389

MEMORANDUM OF CONTRACT

Pursuant to a land sale contract dated the 14th day of May, 2009, Ferguson Investments, LLC, "Seller", sold to Bob Ferguson "Purchaser", all of Seller's interest in the following described real property situated in Klamath County, Oregon, to wit:

All of the real property described on Exhibit A, attached hereto and by this reference incorporated herein.

Tax Account No: 3908-012A0-02500-000 KEY NO: 494370

If not sooner paid, all amounts owed under the land sale contract shall be due and payable on August 1, 2015. The true and actual consideration paid for this conveyance is the sum of \$250,000, and other good and valuable consideration between the parties.

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 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 to be executed as of the day and year first above written.

Blamt

SELLER: Ferguson Investments, LLC

Bruce Ferguson
Bruce Ferguson, Member

Barbara Ferguson
Barbara Ferguson, Member

PURCHASER:

Bob Ferguson
Bob Ferguson

STATE OF OREGON)
)ss
County of Benton)

Personally appeared before me this 14th day of May, 2009, the above-named and identified Bruce Ferguson and Barbara Ferguson, members of Ferguson Investments, LLC, and acknowledged the foregoing instrument to be Seller's voluntary act and deed.

Mia Lynn Ramos
Notary Public for Oregon

STATE OF OREGON)
)ss
County of Benton)



Personally appeared before me this 14th day of May, 2009, the above-named and identified Bob Ferguson and acknowledged the foregoing instrument to be Purchaser's voluntary act and deed.

Mia Lynn Ramos
Notary Public for Oregon



EXHIBIT A

A parcel of land lying in the NE1/4 NE1/4 Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point at the Southwest corner of said NE1/4 NE1/4; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 660 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 490 feet; thence East 234 feet; thence South 490 feet; thence West 234 feet to the true point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Grant of Right of Way, subject to the terms and provisions thereof;

Dated: January 17, 1957

Recorded: January 21, 1957

Volume: 289, page 225, Deed Records of Klamath County, Oregon

In Favor of: The California Oregon Power Company, a California corporation

For: Right of way for two pole or tower and wire lines and other facilities for the transmission and distribution of electricity.

3. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: July 13, 2005

Recorded: August 11, 2005

Volume: M05, page 61742. Microfilm Records of Klamath County, Oregon

Amount: \$187,500.00

Grantor: Ferguson Investments, LLC, an Oregon limited liability company

Trustee: AmeriTitle, an Oregon Corporation

Beneficiary: Grayback Forestry, Inc., an Oregon corporation