

WTC 85846-KR

2009-012135

Klamath County, Oregon



00072478200900121350040044

09/10/2009 03:12:07 PM

Fee: \$36.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

AmeriTitle-Collection Escrow Dept.
300 Klamath Ave.
Klamath Falls, OR 97601

1. Name(s) of the Transaction(s): Memorandum of Contract
2. Direct Party (Grantor): Lloyd V. Kenyon Conservatorship and
Linda A. Kenyon
3. Indirect Party (Grantee): Thomas A. Matthias
4. True and Actual Consideration Paid: \$135,000.00
5. Legal Description: See attached Exhibit "A"

30amt

MEMORANDUM OF CONTRACT OF SALE

DATED: August 28, 2009
BETWEEN: Lloyd V. Kenyon Conservatorship
Linda A. Kenyon
P.O. Box 951
Keno, OR 97627

JAK ("Seller")
JAK
x JAK

AND: Thomas A. ~~Mathias~~ Matthias
15055 Puckett Road
Klamath Falls, OR 97601

TMM ("Purchaser")
JAK
JAK

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

EXHIBIT "A" attached hereto and incorporated herein by this reference.

The true and actual consideration for this conveyance is \$135,000.00.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until a change is requested, all tax statements shall be sent to the following address: , Klamath Falls, OR 97603.

Property Tax Account No. 3908-031CO-02600-000

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

x Seller: Linda A. Kenyon

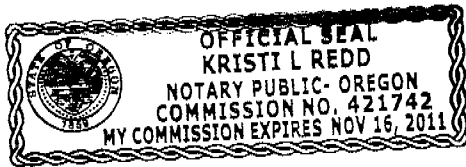
x Seller: Linda Ann Kenyon, Conservator

(x) Purchaser: Thomas Allen Matthias

NOTARY ACKNOWLEDGEMENT FOR MEMORANDUM OF CONTRACT OF SALE dated 8/28/2009

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 4, 2009 by Thomas Allen Matthias aka Thomas A. Matthias.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires: 11/16/2011

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 9, 2009 by Linda A. Kenyon, for herself individually and Linda Ann Kenyon, Conservator of the Lloyd V. Kenyon aka Lloyd Van Dyke Kenyon Conservatorship.



Kristi L. Redd
(Notary Public for Oregon)
My Commission expires: 11/16/2011

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1, RIVERSIDE ADDITION TO THE CITY OF KENO, OREGON, said point being on the Westerly boundary of the Ashland-Klamath Falls Highway; thence North 25° 15' East along said boundary a distance of 68.0 feet; thence North 42° 05' West a distance of 434.8 feet to a point that bears North 25° 15' East a distance of 20.0 feet from the Northwest corner of Lot 4, Block 1, RIVERSIDE ADDITION to the City of Keno, Oregon; thence South 25° 15' West a distance of 20.0 feet to the Northwest corner of said Lot 4; thence South 36° 30' East along the Northeasterly boundary of said RIVERSIDE ADDITION to Keno, Oregon, a distance of 455.5 feet, more or less, to the point of beginning.

PARCEL 2

That portion of Lot 1, Block 1, RIVERSIDE ADDITION TO KENO (Doten), Oregon, in the County of Klamath, State of Oregon, being at a point which is the Northeasterly corner of said Lot 1, and thence Southwesterly 88 feet parallel to the State Highway and along the Easterly line of said Lot 1; thence Northwesterly 185.5 feet, more or less, to a point on the Northwesterly line of said Lot 1, which is 156 feet Southwesterly along said lot line from the Northwesterly corner of said Lot 1; thence Northeasterly along the Westerly line of said Lot 1, 156 feet to the Northeasterly line of said Lot 1; thence 185.5 feet Easterly along the Northeasterly line of said Lot 1 to the place of beginning, and being the Northeasterly portion of Lot 1, Block 1, of Riverside Addition to Keno (Doten), Oregon, EXCEPT that portion described as follows:

All that part of Lot 1, Block 1, of RIVERSIDE ADDITION TO KENO, Klamath County, Oregon, lying Northwesterly of a line which is parallel to and 20 feet Southeasterly from the Northwesterly line of said Lot 1, all according to the duly recorded plat of said Riverside Addition to Keno, Oregon.