

2009-014669

Klamath County, Oregon



00075493200900146690030037

11/16/2009 11:21:12 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William Garong, Attorney at Law
514 Walnut Ave.
Klamath Falls, OR 97601

Send Tax Statements to:

Linden Hankins
Helen Hankins
P.O. Box 323
Bonanza OR 97623

MEMORANDUM OF CONTRACT OF SALE

DATED: October 15, 2009

BETWEEN: Iola Hankins
3321 Burgdorf Road
Bonanza OR 97623

("Seller")

AND: Linden Hankins
Helen Hankins
3315 Burgdorf Road
Bonanza OR 97623

("Purchaser")

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchaser Seller's interest in that certain property near Bonanza, Klamath County, Oregon, more particularly described on Exhibit A attached hereto. If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on October 15, 2039. The true and actual consideration for this conveyance is \$130,000.

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 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

47Am

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.

Seller:

Purchaser:

Iola Hankins

Iola Hankins

Linden Hankins

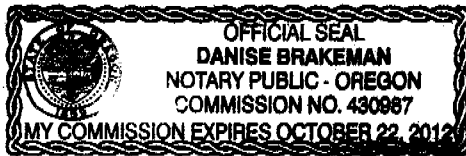
Linden Hankins

Helen Hankins

Helen Hankins

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on ^{November} ~~October~~ 5, 2009 by Iola Hankins.

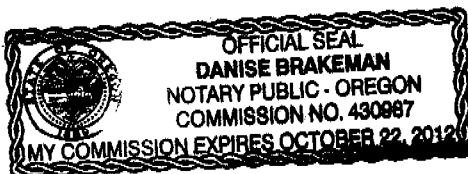


Danise Brakeman
Notary Public for Oregon

My Commission Expires: 10-22-12

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on ^{November} ~~October~~ 5, 2009 by Linden Hankins and Helen Hankins.



Danise Brakeman
Notary Public for Oregon

My Commission Expires: 10-22-12

See Exhibit "A"

A parcel of land situated in the SE1/4 SW1/4 of Section 7, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the South line of the SE1/4 SW1/4 which lies distance 540 feet East from the Southwest corner of said SE1/4 SW1/4 and running thence North at right angles to said South line 208 3/4 feet; thence East parallel with said South line, 208 3/4 feet; thence South at right angles to said South line 208 3/4 feet to said South line; thence Westerly 208 3/4 feet to the point of beginning.