

UTC 86663-LW

After recording, return to:  
Steve and Jo Anne Carson  
13967 Hill Road  
Klamath Falls OR 97603

2009-016080

Klamath County, Oregon



00077145200900160800020026

12/24/2009 10:55:59 AM

Fee: \$42.00

Send tax statements to:  
Rodney Lee Beedy and  
Marcia Kay Beedy  
3242 Shasta Way  
Klamath Falls OR 97603

## MEMORANDUM OF CONTRACT OF SALE

DATED: December 14, 2009

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

AND: Rodney Lee Beedy and Marcia Kay Beedy  
3242 Shasta Way  
Klamath Falls OR 97603 ("Purchaser")

Pursuant to a Contract of Sale dated December 14, 2009, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows:

The North 115 feet of the East one-half of Lot 2, in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion deeded to Klamath County by instrument recorded March 15, 1978 in volume M78 at page 4934, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:  
Beginning on the North line of said Lot 2 at point 10 feet West of the Northeast corner of said Lot 2; thence East along said North line 10 feet to said Northeast corner; thence South along the East line of said Lot 2, a distance of 10 feet; thence Northwesterly in a straight line to the point of beginning.

Klamath County Account No. R-525809

Map: R-~~3090~~003BA-03800--000  
3909

More commonly referred to as: 3242 Shasta Way, Klamath Falls OR 97603

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on January 15, 2015. The true and actual consideration for this conveyance is \$95,000

42Rmt

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 of Contract of Sale to be executed in duplicate as of the day and year first above written.

**Seller:**

*Steven M. Carson, Trustee*

Steven M. Carson, Trustee  
of the Steve and JoAnne Carson  
Trust, uad January 6, 2005

*JoAnne Carson, Trustee*

JoAnne Carson, Trustee  
of the Steve and JoAnne Carson  
Trust, uad January 6, 2005

**Purchaser:**

*Rodney Lee Beedy*

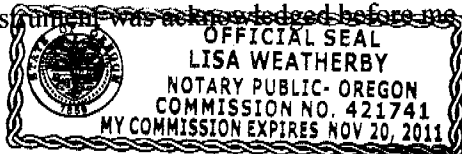
Rodney Lee Beedy

*Marcia Kay Beedy*

Marcia Kay Beedy

STATE OF OREGON, County of Klamath) ss.

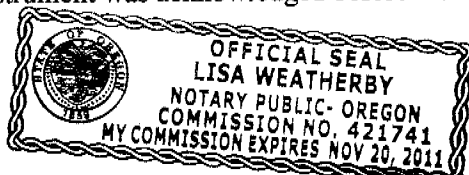
This instrument was acknowledged before me on December 14, 2009 by Rodney Lee Beedy



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

STATE OF OREGON, County of Klamath) ss.

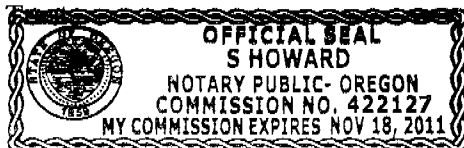
This instrument was acknowledged before me on December 14, 2009 by Rodney Lee Beedy Marcia Kay Beedy



*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 December 23, 2009, by Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, uad January 6, 2005, and their successors in



*S Howard*  
Notary Public for Oregon  
My commission expires: 11-18-11

MEMORANDUM OF CONTRACT OF SALE

2