2010-004311 Klamath County, Oregon



Send Tax Statements to Grantor at: Gregory & Cindy Toepfer

PO Box 2832 La Pine, OR 97739 04/08/2010 03:08:51 PM

Fee: \$42.00

RECORDING INFORMATION

After Recording, Return to: Noteworld Servicing Center PO Box 428 Grants Pass, OR 97528

MEMORANDUM OF CONTRACT OF SALE

DATED:

april 8,7010

BETWEEN: Gregory Toepfer & Cindy Toepfer

("Sellers")

AND:

Jill Caffey

("Purchaser")

Seller owns the real property commonly known as 6508 Michael Rd, La Pine, Oregon. and legally described as follows:

A parcel of land situated in the N ½ NW 1/4 SW 1/4 of Section 16, Township 23 South. Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West Ouarter corner of said Section 16, thence South along the West line of said Section 16, a distance of 312.0 feet to the Northwest corner of parcel described in deed volume M69 Page 6733, Records of Klamath County, Oregon; thence East along the North line of said parcel a distance of 312.0 feet to the Northeast corner thereof; Thence North along the West line of parcel described in deed volume M66 Page 9785, a distance of 312.0 feet to the North line of the Northwest 1/4 SW 1/4 of said Section 16; thence West along said North line a distance of 312.0 feet to the point of beginning. Saving and excepting the North 30 feet reserved for roadway.

The true and actual consideration for this conveyance is \$205,000.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACOUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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 FEE TITLE 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.

FOREST PRACTICES AS DEFINED IN ORS 30.930.
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written. Gregory Toepfer, Seller R. Cindy Toepfer, Seller A.
STATE OF OREGON) ss.
County of Deschutes)
On this day of
STATE OF OREGON)
County of Deschutes) ss.
On this day of
OFFICIAL SEAL SHELLI RENE COWLBECK NOTARY PUBLIC-OREGON COMMISSION NO. 438814 MY COMMISSION EXPIRES JULY 5, 2013