

2010-008189

Klamath County, Oregon



00086968201000081890020027

07/08/2010 08:25:03 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Gleta Gene Wampler, Trustee of the
Gleta Gene Wampler Living Trust U.A.D.
December 19, 2007
P. O. Box 134
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Billy Larson Jackson, Sr. and
Joyce Ann Jackson
P. O. Box 641
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

No Change

MEMORANDUM OF LAND SALE CONTRACT

DATED: February 1, 2010

BETWEEN: GLETA GENE WAMPLER, TRUSTEE OF THE
GLETA GENE WAMPLER LIVING TRUST,
U.A.D. DECEMBER 19, 2007 ("Seller")

AND: BILLY LARSON JACKSON, SR., and
JOYCE ANN JACKSON, Husband and Wife ("Buyer")

PURSUANT TO a Land Sale Contract dated February 1, 2010, Seller sold to Buyer Seller's interest in that certain real property located in Klamath County, Oregon, more particularly described as follows, to-wit:

Lots 6, 7 and 8, Block 2 CHILOQUIN WEST according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Property ID No.: 199804
Map Tax Lot No.: R-3407-034DC-02200-000
Property ID No.: 199813
Map Tax Lot No.: R-3407-034DC-02100-000
Property ID No.: 199822
Map Tax Lot No.: R-3407-034DC-02000-000

TOGETHER WITH a certain 1968 Lakewood Mobile Home bearing Serial No. D5152 and Plate X51444 which is firmly affixed thereto.

Property ID No. M29132

SUBJECT TO contracts and/or liens for irrigation and/or drainage, restrictions, easements, restrictions and rights-of-way of record, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads and highways.

If not earlier paid, all amounts owed under the Land Sale Contract shall be due and payable on January 2, 2024.

The true and actual consideration for this conveyance is the sum of \$34,000.00.

Upon default by Buyer, the property shall revert to the Seller, as a forfeiture of Buyer's interest, without any right of Buyer to receive a refund of monies paid to Seller.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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

SELLER:

BUYER:

Gleta Gene Wampler
Gleta Gene Wampler, Trustee of
The Gleta Gene Wampler Living
Trust, U.A.D. September 19, 2007

Billy Larson Jackson Sr.
Billy Larson Jackson, Sr.

Joyce Ann Jackson
Joyce Ann Jackson

STATE OF OREGON; County of Klamath) ss.

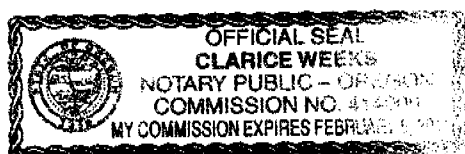
PERSONALLY APPEARED BEFORE ME this 25th day of June, 2010, Gleta Gene Wampler, as trustee of the Gleta Gene Wampler Living Trust, U.A.D. September 19, 2007, and acknowledged the foregoing instrument to be her voluntary act and deed.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10

STATE OF OREGON; County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME this 30th day of June, 2010, Billy Larson Jackson Sr., and Joyce Ann Jackson, and acknowledged the foregoing instrument to be their voluntary act and deed.



Clarice M. Weeks
NOTARY PUBLIC FOR OREGON
My Commission expires:

