

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Sheri Lynn Wegner
4000 Round Lake Rd #198
Klamath Falls, OR 97601

Vendor's Name and Address

Jackie W. Wegner II
14660 Keno Worden Rd
Klamath Falls, OR 97603

Vendee's Name and Address

After recording, return to (Name, Address, Zip):
Jackie W. Wegner II
14660 Keno Worden Rd
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Same as Above

2010-010625
Klamath County, Oregon



00089889201000106250020026

09/08/2010 11:15:39 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on Sept. 7, 2010

Sheri Lynn Wegner, as vendor(s), and
Jackie W. Wegner II, as vendee(s),

made and entered into a certain land sale contract, wherein the vendor(s) agreed to sell to the vendee(s), and the vendee(s) agreed to purchase from the vendor(s), the fee simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

See attached, aka 14660 Keno-Worden Rd. Klamath Falls Ore.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 60,000, payable \$ 0 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 200 each. All deferred payments shall bear interest at the rate of 0 % per annum from the date of the contract until paid. Monthly payments began Sept. 7th 2010

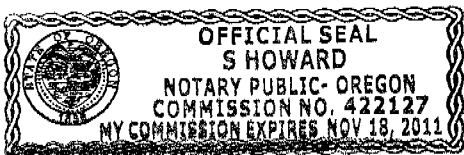
IN WITNESS WHEREOF, the vendor(s) executed this memorandum on Sept. 7th 2010. If the vendor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept 7 2010
by Sheri Lynn Wegner & Jackie W Wegner, II

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Howard
Notary Public for Oregon
My commission expires 11-18-11

42amt

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situated in Klamath County, Oregon:

A tract of land situated in Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Keno-Worden Highway, more particularly described as follows:

Commencing at the point of beginning of Parcel No. 12 conveyed to O'Connor Livestock Company, an Oregon corporation by Deed recorded in Volume 298 at page 299. (Said parcel No. 12 being described as pages 301 and 302 of said Deed Records) and described therein as being on the West line of the SE1/4 NW1/4 of said Section 17; thence East along the North boundary of said Parcel No. 12 a distance of 534.0 feet to the most Southeasterly corner of Parcel No. 1 conveyed to Theodore Buckingham and Monniette Buckingham, husband and wife, by Deed recorded in Volume 325 at page 460, Deed Records of Klamath County, Oregon which said corner is the TRUE POINT OF BEGINNING this description; thence continuing East along the North boundary of said Parcel 12 to the Westerly right-of-way boundary line of the Keno-Worden Highway; thence Northerly along intersection with the South boundary line of the tract of land containing the Calmes family house as shown in Map of Survey made by Julian Ager, Registered Oregon Land Surveyor, for Tom Calmes, dated November 20, 1965 and filed in the office of the Klamath County Survey on February 23, 1966 as Survey No. 1080, being described therein as a tract of real property adjacent to that tract of land recorded in Volume 350 at page 490, Deed records of Klamath County, Oregon; thence North 89°36'30" West along said South boundary line of said Calmes family house tract 306.38 feet to the Southwest corner of said Parcel; thence North 32°31' East along the Westerly boundary line of said Calmes family house tract 211.28 feet to said Westerly right-of-way boundary line of the Keno-Worden Highway; thence Northwesterly along said right-of-way boundary line to the boundary line of said Parcel No. 1 recorded in Volume 325, page 460, Deed records of Klamath County, Oregon; thence South 19°22' West along said boundary line of said Parcel No. 1 a distance of 619.64 feet, more or less to its intersection with the North boundary line of said Parcel no. 12 and the true point of beginning of this description.