

2010-013037

Klamath County, Oregon

AFTER RECORDING, RETURN TO:



00092690201000130370030031

11/08/2010 03:10:06 PM

Fee: \$47.00

SEND TAX STATEMENTS TO:

Anthony B. Bair
9831 Spring Lake Road
Klamath Falls OR 97603

1st 1648503

MEMORANDUM OF CONTRACT OF SALE

DATED: October 19, 2010

BETWEEN: Joseph J. Bair and Mary Ellen Bair ("Seller")
9743 Spring Lake Road
Klamath Falls OR 97603

AND: Anthony B. Bair ("Purchaser")
9831 Spring Lake Road
Klamath Falls OR 97603

Pursuant to a Contract of Sale dated October 19, 2010, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Klamath County Tax Lot No. R-3909-03600-00200-000 and Property ID No. R587804

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on January 1, 2025.

The true and actual consideration for this conveyance is \$175,000.

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 THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305

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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.

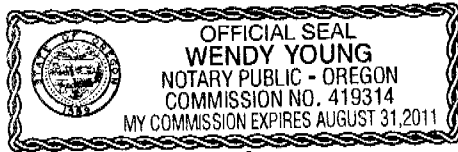
IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed as of the day and year first above written.

Seller: Joseph J. Bair
Joseph J. Bair

Mary Ellen Bair
Mary Ellen Bair

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 3rd day of November, 2010, by Joseph J. Bair and Mary Ellen Bair.

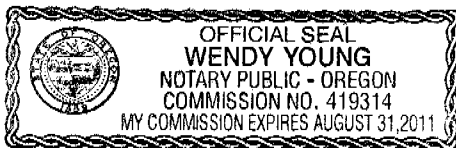


Wendy Young
Notary Public for Oregon
My Commission expires: 8.31.2011

Purchaser: Anthony B. Bair
Anthony B. Bair

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 3rd day of November, 2010, by Anthony B. Bair.



Wendy Young
Notary Public for Oregon
My Commission expires: 8.31.2011

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

THE NORTH HALF OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, THENCE NORTH 00°05'19" WEST 33.89 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED: THENCE NORTH 89°04'31" EAST 210.00 FEET; THENCE NORTH 00°05'19" WEST PARALLEL TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°04'31" WEST 210.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°05'19" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36 A DISTANCE OF 210.00 FEET TO THE TRUE POINT OF BEGINNING.

SAVING AND EXCEPTING THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA, FOR THE LOST RIVER DIVERSION CHANNEL, RECORDED DECEMBER 1, 1910 IN VOLUME 30 PAGE 440 OF DEED RECORDS OF KLAMATH COUNTY, OREGON

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROADS OR LATERALS.

Tax Parcel Number: R587804