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2011-000756  
Klamath County, Oregon



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01/20/2011 03:35:59 PM

Fee: \$47.00

<b>RETURN TO:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	<b>MAIL TAX STATEMENTS:</b> Books 2 Taxes Inc. 5040 Wocus Road Klamath Falls, OR 97601
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**MEMORANDUM OF CONTRACT OF SALE**

**DATE:** January 14, 2011

**PARTIES:**

Happy Ranch Enterprises, LLC, an Oregon Limited Liability Company  
 8080 Dehlinger Lane  
 Klamath Falls, OR 97601 ("Seller")

Books 2 Taxes Inc., an Oregon corporation  
 5040 Wocus Road  
 Klamath Falls, OR 97601 ("Purchaser")

Pursuant to a Contract of Sale dated January 14, 2011, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on December 15, 2025. The true and actual consideration for this conveyance is \$74,000.

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 DESCRIBED 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 to be executed as of the day and year first above written.

**SELLER:**

HAPPY RANCH ENTERPRISES, LLC, an Oregon Limited Liability Company

By Deborah McGeary  
Deborah McGeary, Member

By Craig McGeary  
Craig McGeary, Member

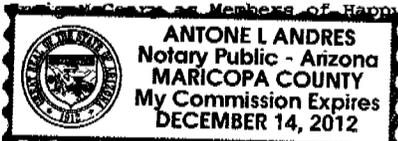
**PURCHASER:**

BOOKS 2 TAXES INC., an Oregon Limited Liability Company

By SIGNED IN COUNTERPART  
Marie Anson, President

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January 14, 2011, by Deborah McGeary and Craig McGeary as Members of Happy Ranch Enterprises, LLC, an Oregon Limited Liability Company.



STATE OF OREGON, County of Klamath ) ss.

Antone L. Andres  
My commission expires: 12/14/2012

This instrument was acknowledged before me on January 14, 2011, by Marie Anson as President of Books 2 Taxes Inc., an Oregon corporation

My commission expires: \_\_\_\_\_

47AMf

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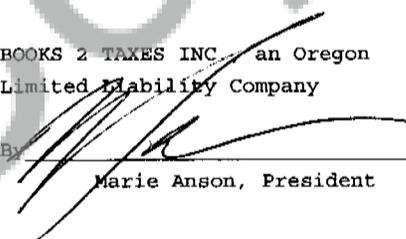
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**PURCHASER:**  
 BOOKS 2 TAXES INC., an Oregon Limited Liability Company

By  SIGNED IN COUNTERPART  
 Deborah McGeary, Member

X By   
 Marie Anson, President

By  SIGNED IN COUNTERPART  
 Craig McGeary, Member

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January \_\_, 2011, by Deborah McGeary and Craig McGeary as Members of Happy ranch Enterprises, LLC, an Oregon Limited Liability Company.

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on January 14, 2011, by Marie Anson as President of Books 2 Taxes Inc., an Oregon corporation

  
 My commission expires: 11/16/2011



**EXHIBIT "A"**

A portion of Lots 3 and 4 in Block 9 of the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southwesterly corner of Lot 4, being the corner of 5th and Pine Streets, thence Northwesterly along the Northeasterly line of 5th Street 70 feet to the true point of beginning of this description; thence continuing Northwesterly along the Northeasterly line of 5th Street 50 feet to the Westerly corner of Lot 4; thence Northeasterly along the Northerly line of Lots 3 and 4, 70 feet; thence Southeasterly and parallel with 5th Street, 50 feet; thence Southwesterly and parallel with Pine Street 70 feet, more or less, to the point of beginning.

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