

10440-13916

2011-004255

Klamath County, Oregon



00099773201100042550030034

03/31/2011 03:20:16 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

AmeriTitle  
300 Klamath Avenue  
Klamath Falls OR 97601

---

MEMORANDUM OF AMENDMENT TO CONTRACT OF SALE

DATED: February 1, 2011

BETWEEN: Sheree W. Everett, Trustee ("Seller")  
of the Sheree W. Everett Trust, uad February 3, 2011,  
and her successor in Trust  
632 Oak Avenue  
Klamath Falls OR 97601

AND: James R. Bradshaw ("Purchaser")  
711 North First Street  
Klamath Falls OR 97601

Pursuant to a Contract of Sale dated April 1, 2005, Seller, Douglas R. Everett and Sheree W. Everett, sold to Purchaser, James R. Bradshaw, all of 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.

The interest of Seller, Douglas R. Everett, was transferred and released to Seller, Sheree W. Everett. The Contract of Sale provided that if not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on March 1, 2015. The parties to the Amendment to Contract of Sale have agreed to, and hereby do, amend the terms of the Contract of Sale to extend the date by which all amounts due under the Contract of Sale to January 31, 2021, and to change the monthly installment payment required by the Contract of Sale to \$210 per month, effective with the payment due on or before February 1, 2011. All other terms of the Contract of Sale shall continue in full force and effect.

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

42Am

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.

Seller:

  
Sheree W. Everett, Trustee

Purchaser:

  
James R. Bradshaw

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on March 7, 2011, by James R. Bradshaw.

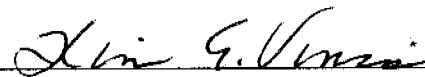


  
Notary Public for Oregon

My Commission Expires: 1-12-2015

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Feb. 28, 2011, by Sheree W. Everett, in her capacity as Trustee of the Sheree W. Everett Trust, uad February 3, 2011, and her successor in Trust.

  
Notary Public for Oregon

My Commission Expires: Oct. 10, 2011

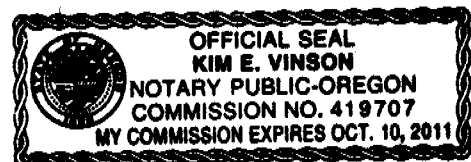


EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lot 11 of Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 11, at the intersection of the North line of First Street with the West line of Uerlings Street; thence Westerly along said Northerly line of First Street, a distance of 54.7 feet; thence North parallel with Uerlings Street a distance of 71.3 feet to the Northerly line of said Lot 11; thence along the Northerly line of Lot 11 in a Northeasterly direction a distance of 54.9 feet to the West line of Uerlings Street; thence South along said West line of Uerlings Street, a distance of 76.3 feet to the point of beginning.

Tax Account No: 3809-032BB-04500-000

Key No: 409720