

2011-006148

Klamath County, Oregon



00102004201100061480020025

05/16/2011 11:28:19 AM

Fee: \$42.00

AFTER RECORDING, RETURN TO:

AmeriTitle
300 Klamath Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Roger L. Mills and Mary L. Mills
34924 Gibbon Lane
Bonanza OR 97623

MEMORANDUM OF CONTRACT OF SALE

DATED: May 9, 2011

BETWEEN: Wilma R. Waddell ("Seller")
3212 Falls Avenue East
Twin Falls ID 83301

AND: Roger L. Mills and Mary L. Mills ("Purchaser")
1820 Hill Road
Tulelake CA 96134

Pursuant to a Contract of Sale dated this date, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as Lots 14, 15, and 16 in Block 101, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and the 1984 Redman manufactured home, Vehicle ID No. 11811390, located on said real property.

Klamath County Assessor's Account Nos. R-3711-25CO-01200 Key No. 393639;
R-3711-25CO-01300-000 Key No. 393620; R-3711-25CO-01400 Key No. 393611;
And Account No. M184491 Key No. M811134.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on or before the 10th anniversary of the closing date.

The true and actual consideration for this conveyance is \$60,000 for the real property and \$15,000 for the mobile home.

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

MEMORANDUM OF CONTRACT OF SALE 1

42nd

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 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:

Wilma R. Waddell
Wilma R. Waddell

Purchaser:

Roger L. Mills
Roger L. Mills
Mary L. Mills
Mary L. Mills

STATE OF OREGON, County of Klamath) ss.

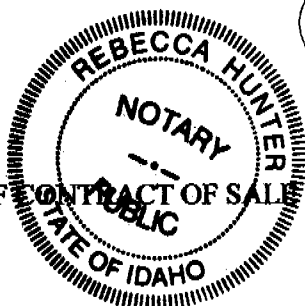
This instrument was acknowledged before me on May 13, 2011, by Roger L. Mills and Mary L. Mills.



Marjorie A. Stuart
Notary Public for Oregon
My commission expires: 12/20/14

STATE OF Idaho, County of Twin Falls) ss.

This instrument was acknowledged before me on May 9th, 2011, by Wilma R. Waddell.



Rebecca Hunter
Notary Public for Idaho
My commission expires: 02-01-2013

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