

UTC 90325-KR

2011-006461

Klamath County, Oregon



00102379201100064610060066

05/24/2011 03:20:47 PM

Fee: \$62.00

After recording return to:

AmeriTitle

300 Klamath Ave.

Klamath Falls, OR 97601

Until a change is requested,
all tax statements must be sent
to the following address:

Richard C. Sanford and Jennifer L. Sanford,
Trustees of the RJ Sanford Trust dated December 19, 2007
760 Lazy Heart Lane
Fallon, NV 89406

MEMORANDUM OF LAND SALE CONTRACT

DATED: 5/20, 2011.

BETWEEN: Ryan Neff as personal representative ("Seller")
of the estate of Jerry L. Neff
1450 NW Teak Ct.
Redmond, OR 97756

AND: Richard C. Sanford and Jennifer L. Sanford, ("Buyer")
Trustees of the RJ Sanford Trust dated December 19, 2007
760 Lazy Heart Lane
Fallon, NV 89406

The true and actual consideration for this conveyance is \$440,000.00.

Pursuant to a Land Sale Contract dated this same date, Seller sold to Buyer 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 one year from the date of this Memorandum.

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

424mt

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.

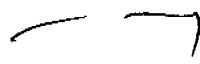
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:

Signed in Counterpart

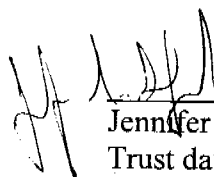
Ryan Neff as personal representative of the
estate of Jerry L. Neff

Buyer:



Trustee of RJ Sanford Trust

Richard C. Sanford, Trustee of the RJ Sanford
Trust dated December 19, 2007

 Trustee of the RJ Sanford Trust
Jennifer L. Sanford, Trustee of the RJ Sanford
Trust dated December 19, 2007

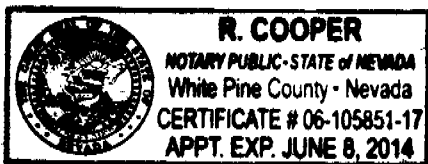
State of Oregon)
)
County of _____) ss.

This instrument was acknowledged before me on _____ by Ryan Neff
as personal representative of the estate of Jerry L. Neff.

Notary Public for Oregon
Commission No.: _____
My Commission Expires: _____

State of ~~Oregon~~ Nevada)
)
County of Churchill) ss.

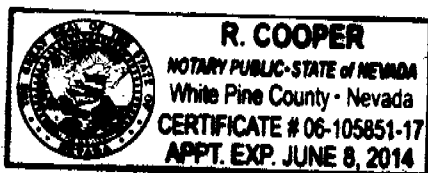
This instrument was acknowledged before me on May 20th, 2011 by Richard C.
Sanford, Trustee of the RJ Sanford Trust dated December 19, 2007.



T. Cooper
Notary Public for Oregon Nevada
Commission No.: 06-105851-17
My Commission Expires: June 8, 2014

State of ~~Oregon~~ Nevada)
)
County of Churchill) ss.

This instrument was acknowledged before me on May 20th, 2011 by Jennifer L.
Sanford, Trustee of the RJ Sanford Trust dated December 19, 2007.



T. Cooper
Notary Public for Oregon Nevada
Commission No.: 06-105851-17
My Commission Expires: June 8, 2014

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.

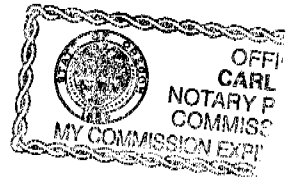
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:

Ryan Neff as *personal rep.*
Ryan Neff as personal representative of the
estate of Jerry L. Neff

Buyer:

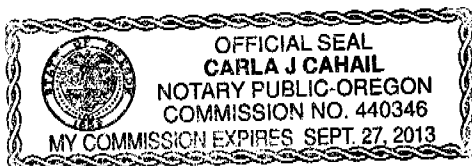
Signed in counterpart
Richard C. Sanford, Trustee of the RJ Sanford
Trust dated December 19, 2007



Signed in counterpart
Jennifer L. Sanford, Trustee of the RJ Sanford
Trust dated December 19, 2007

State of Oregon)
County of Washington) ss.

This instrument was acknowledged before me on May 30th, 2011 by Ryan Neff
as personal representative of the estate of Jerry L. Neff.



Carla J. Cahail
Notary Public for Oregon
Commission No.: 440346
My Commission Expires: 9/27/13

State of Oregon)
County of _____) ss.

This instrument was acknowledged before me on _____ by Richard C.
Sanford, Trustee of the RJ Sanford Trust dated December 19, 2007.

Notary Public for Oregon
Commission No.: _____
My Commission Expires: _____

State of Oregon)
County of _____) ss.

This instrument was acknowledged before me on _____ by Jennifer L.
Sanford, Trustee of the RJ Sanford Trust dated December 19, 2007.

Notary Public for Oregon
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION

Parcel 1:

The SW 1/4 of Section 11, Township 30 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon.

Parcel 2:

The NW 1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian,
Klamath County, Oregon.

Tax Acct. No. 3010-00000-00300-00 and 3010-00000-00800-00