

WTC 90058-DS

2011-007057

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

AMERITITLE - ACCT. SERVICING DEPT.
300 KLAMATH AVE.
KLAMATH FALLS, OR 97601



00103112201100070570030031

06/09/2011 11:21:09 AM

Fee: \$47.00

SEND TAX STATEMENTS TO:

Bill Dyer and Patricia Barr
Post Office Box 302
Bonanza OR 97623

Esc. #MT90058-DS

MEMORANDUM OF CONTRACT OF SALE

DATED: ²~~April~~ ^{June} 7, 2011

BETWEEN: Matthew D. Walter ("Seller")
18150 Sprague River Road
Chiloquin OR 97624

AND: Bill Dyer and Patricia Barr ("Purchaser")
Post Office Box 302
5846 Bufflehead Drive
Bonanza OR 97623

Pursuant to a Contract of Sale dated ^{May}~~April~~ 6, 2011, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, described as follows:

Parcel No. 1: Lot 31, Block 41, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2,
Klamath County Tax Lot No. R-3811-016BO-06600
Key No. 470715

Parcel No. 2: Lot 17, Block 41, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2,
Klamath County Tax Lot No. R-3811-016BO-06700
Key No. 470546

Parcel No. 3: Lot 18, Block 41, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2,
Klamath County Tax Lot No. R-3811-016CO-04700
Key No. 470537

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on ~~April~~ ^{June} 1, 2026.

The true and actual consideration for this conveyance is \$12,500 per lot for a total purchase price of \$37,500.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A

MEMORANDUM OF CONTRACT OF SALE -1-

477101

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 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.

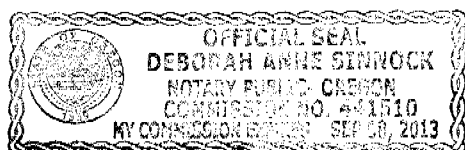
Seller:



Matthew D. Walter

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 6th day of ^{MAY}~~April~~, 2011, by Matthew D. Walter.



Notary Public for Oregon

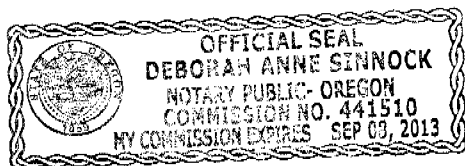
My Commission Expires: 9-8-13

Bill Dyer
Bill Dyer

Patricia Barr
Patricia Barr

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 7th day of ~~April~~ ^{June}, 2011, by Bill Dyer.

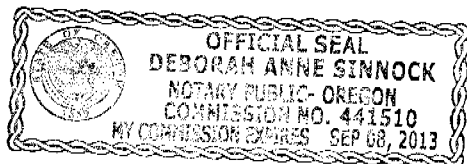


Deborah Sinnock
Notary Public for Oregon

My Commission Expires: 9-8-13

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 7th day of ~~April~~ ^{June}, 2011, by Patricia Barr.



Deborah Sinnock
Notary Public for Oregon

My Commission Expires: 9-8-13