

2012-000450

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601



00112615201200004500020020

01/19/2012 09:10:45 AM

Fee: \$42.00

SEND TAX STATEMENTS TO:

Sherry L. Sloan
Edward D. Hermann
25731 Rocky Point Road
Klamath Falls OR 97601

MEMORANDUM OF CONTRACT OF SALE

DATED: January 13, 2012

BETWEEN: Peggy M. Stivers
12025 Highway 66
Klamath Falls OR 97601 ("Seller")

AND: Sherry L. Sloan
Edward D. Hermann
25731 Rocky Point Road
Klamath Falls OR 97601 ("Purchaser")

Pursuant to a Contract of Sale dated January 13, 2012, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying southerly of the centerline of Fourmile Creek and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$, less the Southerly 330 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 10, Township 36 South, Range 6 E., W.M., Klamath County, Oregon; subject to easements and rights of way of record and those apparent on the land.

Klamath County Assessor's No. R-3606-01000-00200-000;
R-3606-00300-00400-000; and
R-3606-00300-00500-000

all amounts owed under the Contract of Sale shall be due and payable on January 13, 2013. The true and actual consideration for this conveyance is 60,000.

MEMORANDUM OF CONTRACT OF SALE

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 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:

Peggy M. Stivers
Peggy M. Stivers

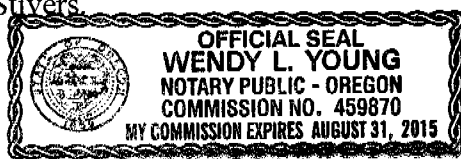
Purchaser:

Sherry L. Sloan
Sherry L. Sloan

Edward D. Hermann
Edward D. Hermann

STATE OF OREGON, County of Klamath) ss.

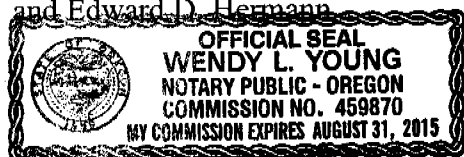
This instrument was acknowledged before me on January 13, 2012 by Peggy M. Stivers.



Wendy L. Young
Notary Public for Oregon
My Commission Expires: 8.31.2015

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 13, 2012 by Sherry L. Sloan and Edward D. Hermann.



Wendy L. Young
Notary Public for Oregon
My Commission Expires: 8.31.2015

MEMORANDUM OF CONTRACT OF SALE