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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2012-007008

Klamath County, Oregon



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06/26/2012 09:29:42 AM

Fee: \$37.00

Peyton + Ruth Perkins
112 Oak St. NE
Albany, OR 97321

Seller's Name and Address*

Mahesh + Norina Giri
80934 Lost Creek Rd.
Dexter, OR 97431

Buyer's Name and Address*

After recording, return to (Name and Address):

Mahesh + Norina Giri
80934 Lost Creek Rd.
Dexter, OR 97431

Until requested otherwise, send all tax statements to (Name and Address):

Mahesh + Norina Giri
80934 Lost Creek Rd.
Dexter, OR 97431

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on April 13, 2012

Peyton + Ruth Perkins
Mahesh + Norina Giri

, as seller(s), and

, as buyer(s),

made and entered into a certain land sale contract, wherein the seller(s) agreed to sell to the buyer(s), and the buyer(s) agreed to purchase from the seller(s), the fee simple title in and to the following described real property in Klamath County, State of Oregon (legal description of property):

Lot 1 in Block 2, Crescent Meadows

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 30,000, payable \$ 30,000 down on the signing of the contract and the balance payable in ☐ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ _____ each. All deferred payments shall bear interest at the rate of _____ % per annum from the date of the contract until paid.

IN WITNESS WHEREOF, the seller(s) executed this instrument on April 13, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

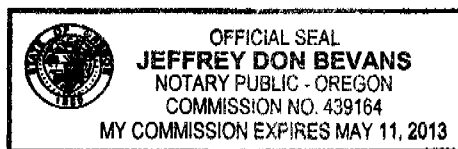
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Upreta Giri
Mahesh Giri
Peyton Ira Perkins
Ruth Elliott Perkins

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on April 13th, 2012 ss.
by Norina Giri, Mahesh Giri, Peyton Perkins, Ruth Elliott Perkins

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Notary Public for Oregon

My commission expires May 11, 2013