

2012-007724

Klamath County, Oregon



00121216201200077240020025

07/16/2012 03:23:20 PM

Fee: \$42.00

AFTER RECORDING, RETURN TO:
AmeriTitle
300 Klamath Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Michael Noonan
Karin Noonan
12080 Homedale Road
Klamath Falls OR 97603

MEMORANDUM OF CONTRACT OF SALE

DATED: July 1, 2012

BETWEEN: Michael A. Negrevski ("Seller")
Dai Lene Negrevski
188 Dahlia Street
Klamath Falls OR 97601

AND: Michael Noonan ("Purchaser")
Karin Noonan
12080 Homedale Road
Klamath Falls OR 97603

Pursuant to a Contract of Sale dated July 1, 2012, Seller sold to Purchaser Seller's interest in that certain real property in Klamath County, Oregon more particularly described as:

The South 10 acres of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ (or S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$),
and Lot 4, Section 6, Township 40 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon.

EXCEPTING thereof that portion conveyed to the State of Oregon,
by and through its Department of Transportation, Highway
Division in Warranty Deed, recorded April 5, 1988 in Volume M88,
Page 4912, Microfilm Records of Klamath County, Oregon.

Klamath County Assessor's Account No. R-4010-00600-01000-000 and Key 96782

More commonly referred to as: 7751 Dehlinger Lane, Klamath Falls OR 97603

The "Property" described in the Contract includes a 50 hp irrigation pump and motor, two quarter-mile 5" wheel lines and movers, and buried mainline. The Contract constitute a security agreement and "fixture filing" under the Uniform Commercial Code.

The true and actual consideration for this conveyance is \$375,000. All unpaid principal and all

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accrued but unpaid interest shall be paid in full on or before July 1, 2018.

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.

x *Michael A. Negrevski*
Michael A. Negrevski, Seller

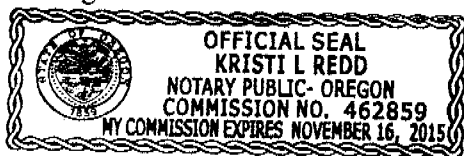
x *Dai Lene Negrevski*
Dai Lene Negrevski, Seller

x *Michael Noonan*
Michael Noonan, Purchaser

x *Karin M. Noonan*
Karin Noonan, Purchaser

STATE OF OREGON, County of Klamath) ss.

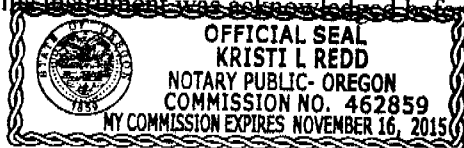
This instrument was acknowledged before me on July 10, 2012 by Michael A. Negrevski and Dai Lene Negrevski.



Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/2015

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 10, 2012 by Michael Noonan and Karin Noonan.



Kristi L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/2015

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