

WTC 94698

Seller Name and Address:

Keith E. McClung & Beverly J. McClung
P.O. Box 7659
Klamath Falls, OR 97601

2012-011144

Klamath County, Oregon

10/08/2012 02:11:22 PM

Fee: \$47.00

Buyer Name and Address:

Jose Ruben Cruz & Veronica Ruiz
4735 Meadow Glen Loop
Klamath Falls, OR 97603

After Recording Return to:

AmeriTitle
300 Klamath Avenue
Klamath Falls, OR 97601

Until A Change is Requested

Send Tax Statements to:

Keith K. McClung and Beverly J. McClung
P.O. Box 7659
Klamath Falls, OR 97601

The true and actual consideration stated in this instrument is: \$ 150,000.00 .

MEMORANDUM
OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS that by a certain Land Sale Contract made and entered into the 5th day of October, 2012, **KEITH E. MCCLUNG and BEVERLY J. MCCLUNG, Husband and Wife**, as "Seller", agreed to sell to and **JOSE RUBEN CRUZ and VERONICA RUIZ, Husband and Wife**, as "Buyer" agree to buy from Seller for the price (\$150,000.00) and on the terms and conditions set forth therein all of the real property and improvements situate in the County of Klamath, State of Oregon, civilly described as 4735 Meadow Glen Loop, Klamath Falls, Oregon and legally described as follows, to-wit:

Lot 33, FIRST ADDITION TO EVERGREEN MEADOWS, TRACT 1329, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

SUBJECT TO taxes, contracts and/or liens for irrigation and/or drainage, covenants, conditions, restrictions, easements, homeowners association provisions, rights-of-way and other matters now of record, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

47A114

"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, 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. "

IN WITNESS WHEREOF the parties have caused this Memorandum to be executed effective as of the date first above written.

SELLER:

Keith E McClung

KEITH E MCCLUNG

Beverly J McClung

BEVERLY J MCCLUNG

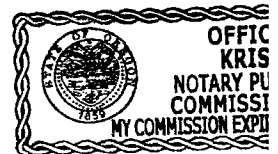
BUYERS:

Jose Ruben Cruz

JOSE RUBEN CRUZ

Veronica Ruiz

VERONICA RUIZ



STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named KEITH ^{E. KR} MCCLUNG and BEVERLY J. MCCLUNG, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 5th day of October, 2012.



Kristi L. Redd

NOTARY PUBLIC FOR OREGON
My Commission Expires 11/16/2015

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named JOSE RUBEN CRUZ and VERONICA RUIZ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 5th day of October, 2012.

Kristi L. Redd

NOTARY PUBLIC FOR OREGON

My Commission Expires 11/16/2015

