

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

CITY OF KLAMATH FALLS,  
 500 KLAMATH AVE  
 KLAMATH FALLS, ORE 97601  
 Seller's Name and Address  
 ATONE GENERAL CONTRACTING LLC  
 5559 STURDIVANT AVE  
 KLAMATH FALLS, ORE 97603  
 Buyer's Name and Address

2012-013687

Klamath County, Oregon

12/10/2012 12:06:37 PM

Fee: \$37.00

After recording, return to (Name and Address):

SPACE RESERVED  
 FOR  
 RECORDER'S USE

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

ATONE GENERAL CONTRACTING LLC  
 5559 STURDIVANT AVE  
 KLAMATH FALLS, ORE 97603

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.

## MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on November 30, 2012,  
City of Klamath Falls by Jim Hunter as City Manager, as seller(s), and  
Atone General Contracting, LLC, 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):

NICHOLS ADDITION Block 49, LOT POR LOT 9 POR ALLEY

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 60,000.00, payable \$ 10,000. down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 329.98 each. All deferred payments shall bear interest at the rate of 5 % per annum from the date of the contract until paid.

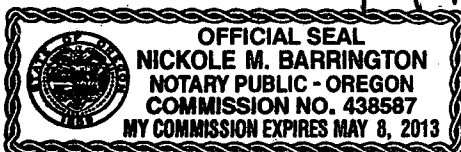
IN WITNESS WHEREOF, the seller(s) executed this instrument on December 3, 2012; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 3, 2012  
 by Jim L. Hunter, City Manager

This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of The City of Klamath Falls



Nickole M. Barrington  
 Notary Public for Oregon  
 My commission expires 5-8-2013

1st  
 1984423-AF