

mtc 95673-DS

AFTER RECORDING, RETURN TO:

AmeriTitle - Account Servicing Dept.  
300 Klamath Ave.  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:  
Byron T. Bullard  
4430 88<sup>th</sup> Avenue SW  
Olympia WA 98512

2013-001072

Klamath County, Oregon

01/29/2013 03:07:33 PM

Fee: \$42.00

## MEMORANDUM OF CONTRACT OF SALE

DATED: December 19, 2012

BETWEEN: Matthew D. Walter ("Seller")  
18150 Sprague River Road  
Chiloquin OR 97624

AND: Byron T. Bullard ("Purchaser")  
4430 88<sup>th</sup> Avenue SW  
Olympia WA 98512

Pursuant to a Contract of Sale dated December 19, 2012, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, described as follows:

Lot 13 in Block 1, JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3510-035BO-02900 and  
Key No. 273803

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on ~~December 19, 2015~~. February 19, 2016. MW BCB.

The true and actual consideration for this conveyance is \$6,000.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. BEFORE SIGNING OR ACCEPTING THIS

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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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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:

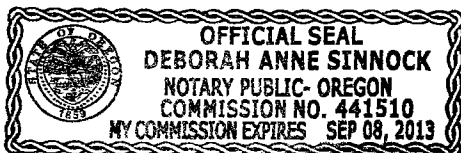
Matthew D. Walter  
Matthew D. Walter

Purchaser:

Byron T. Bullard  
Byron T. Bullard

STATE OF OREGON, County of Klamath) ss.

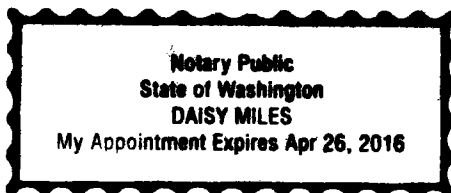
This instrument was acknowledged before me this 8<sup>th</sup> day of JANUARY, 2013 ~~December 2012~~ by Matthew D. Walter.



Deborah Sinnock  
Notary Public for Oregon  
My Commission Expires: 9-8-13

STATE OF WASHINGTON, County of Thurston) ss.

This instrument was acknowledged before me this 16<sup>th</sup> day of January 2013 ~~December 2012~~ by Byron T. Bullard.



Daisy Miles  
Notary Public for Washington  
My Commission Expires: 4-26-16