

2014-000894

Klamath County, Oregon



00148000201400008940030031

01/31/2014 03:32:47 PM

Fee: \$52.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

AFTER RECORDING RETURN TO: ORS 205.234(1)(c)

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO: ORS 205.234(1)(e)

Diana Masters
5452 Glenwood Drive
Klamath Falls, OR 97603

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

Memorandum of Contract of Sale

2. Direct party(ies) / grantor(s) Name(s) & Address(es) ORS 205.234(1)(b)

Donna L. Guerrero and Ernest W. Guerrero
10632 Kincheloe Avenue
Klamath Falls, OR 97603

3. Indirect party(ies) Name(s) & Address(es) ORS 205.234(1)(b)

Diana J. Masters
5452 Glenwood Drive
Klamath Falls, OR 97603

4. True and actual consideration:
ORS 205.234(1) Amount in dollars or other;
\$102,000.00

5. Satisfaction of lien, order, or warrant: N/A
ORS 205.234(1)(f): _____ FULL _____ PARTIAL

6. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

N/A

7. Previously recorded document reference: N/A

8. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

N/A

MEMORANDUM OF CONTRACT OF SALE

DATED January 30, 2014

BETWEEN:

DONNA L. GUERRERO AND ERNEST W. GUERRERO,
Tenants by the Entirety
10632 Kincheloe Avenue
Klamath Falls, OR 97603

SELLER

AND:

DIANA J. MASTERS,
5452 Glenwood Drive
Klamath Falls, OR 97603

PURCHASER

PURSUANT TO A CONTRACT OF SALE dated January 30, 2014, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows, to-wit:

Lot 5 in Block 11 of Tract No. 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerki, Klamath County, Oregon.

Map Tax Lot No.: R-3909-014CA10600-000; Property ID No. R573739

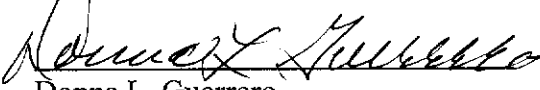
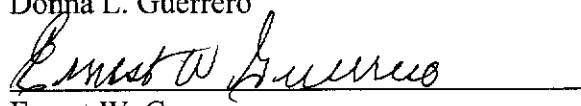
If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on October 1, 2043. The true and actual consideration for this conveyance is \$102,000.00.

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

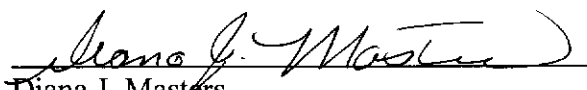
PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS.

IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

SELLER

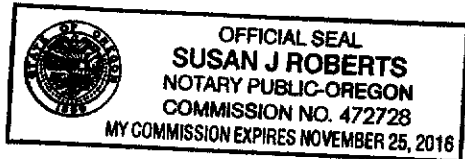

Donna L. Guerrero

Ernest W. Guerrero

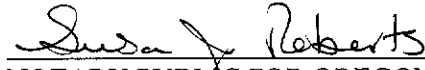
BUYER


Diana J. Masters

STATE OF OREGON; County of Klamath) ss.

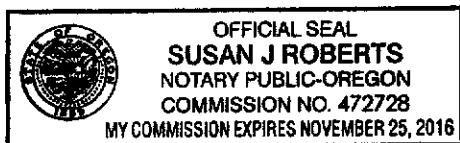
THE FOREGOING INSTRUMENT was acknowledged before me on the 30th day of January, 2014, by Donna L. Guerrero and Ernest W. Guerrero.

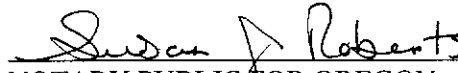



NOTARY PUBLIC FOR OREGON
My Commission expires: 11/25/2016

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the 30th day of January, 2014, by Diana J. Masters.




NOTARY PUBLIC FOR OREGON
My Commission expires: 11/25/2016