

2014-002296

Klamath County, Oregon

03/18/2014 11:32:30 AM

Fee: \$52.00

(COUNTY RECORDING SEAL HERE)

1st 2215171
After recording return to: _____

Send all tax statements to: GONZALO E. MONJE and DORA R. MONJE,
P. O. Box 42158, Eugene, OR 97404.

MEMORANDUM OF LAND SALE CONTRACT

DATED: MARCH 14, 2014.

PARTIES: JEANETTE L. THOMPSON, 77340 London Road, Cottage
Grove, OR 97424 ("Seller");

AND: GONZALO E. MONJE and DORA R. MONJE, husband and
wife, P. O. Box 42158, Eugene, OR 97404 ("Buyer").

Pursuant to a Contract of Sale dated MARCH 14 2014, Seller
sold to Buyer, Seller's interest in that certain property in
KLAMATH County, Oregon, more particularly described as follows:

See attached EXHIBIT A incorporated herein fully by this
reference.

Hereinafter the real property will be referred to as "Property".

If not earlier paid, all amounts owed under the Contract of Sale
shall be due and payable on **MATURITY DATE**.

The true and actual consideration for this conveyance is **TWO
HUNDRED SIXTY-NINE THOUSAND, AND NO/100 DOLLARS (\$269,000.00)**.

**Name and address of person or entity holding lien or other interest
created by this document:** None.

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.

1st 52-

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 INSTRUMENT, THE PERSON TRANSFERRING 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 of Land Sale Contract to be executed as of the date and year first above written.

SELLER:

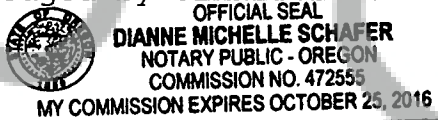
Jeanette L. Thompson
JEANETTE L. THOMPSON

BUYER:

Gonzalo E. Monje
GONZALO E. MONJE
Dora R. Monje
DORA R. MONJE

STATE OF OREGON)
: SS.
County of Lane)

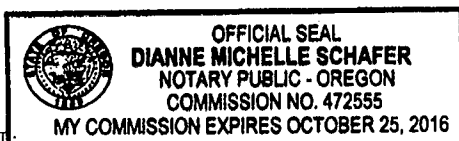
On the 14th day of MARCH, 2014, this instrument was acknowledged by JEANETTE L. THOMPSON, before me.



[Signature]
Notary Public for OREGON
Seal:

STATE OF OREGON)
: SS.
County of Lane)

On the 14th day of MARCH, 2014, this instrument was acknowledged by GONZALO E. MONJE and DORA R. MONJE, Husband and Wife, before me.



[Signature]
Notary Public for OREGON
Seal:

ATTACHMENT:
EXHIBIT A: c: Real Property Description

EXHIBIT A

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 891 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19° 24' East, along the Easterly right of way line of the Dalles-California Highway a distance of 176.8 feet and thence following the arc of a 3° 4' curve to the left a distance of 23.2 feet to an iron pin on the Easterly right of way line of Dalles-California Highway; thence North 70° 36' East a distance of 261.5 feet to an iron pin on the forty line; thence North 0° 32' West along the forty line a distance of 211.4 feet to an iron pin on the Westerly right of way line of the SPRR; thence South 70° 36' West a distance of 330 feet more or less to the point of beginning, being in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian.

Tax# R-2708-021CC-00700

PARCEL 2:

A tract of land situate in the SW1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 1068.4 feet from the Southwest corner of Block 8 of Chemult; thence following the arc of a 3° 04' curve to the left a distance of 23.2 feet to the true point of beginning of the tract herein described; thence continuing on the arc of a 3° 04' curve to the left a distance of 281.1 feet to a point; thence South 28° 43' East a distance of 26 feet, more or less, to the South line of the SW1/4 SW1/4 of said Section, Township and Range; thence East along said South line a distance of 124.2 feet, more or less, to the Southeast corner of the SW1/4 SW1/4 of said Section, Township and Range; thence North along the East line of the said SW1/4 SW1/4, 363 feet to a point; thence South 70° 36' West 261.5 feet, more or less, to the point of beginning.

Tax Lot #R-2708-021CC-00800

PARCEL 3:

A parcel of land lying in the NW1/4 NW1/4 of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that deed to the State of Oregon by and through its State Highway Commission, recorded in Book 268 Page 143 of Klamath County Record of Deeds; the said parcel being described as follows:

Beginning on the Northerly line of said NW1/4 NW1/4 at a point 66.96 feet Northeasterly of (when measured at right angles to) the center line of The Dalles-California Highway said point being 125.78 feet Westerly of (when measured along said Northerly line) the Northeast corner of said NW1/4 NW1/4; thence Southeasterly parallel with said centerline to a point opposite Engineer's Station 732+32.60; thence Northeasterly at right angles to said center line 83.04 feet to the Easterly line of said property; thence Northwesterly along said Easterly line to said Northerly line; thence Westerly along said Northerly line to the place of beginning.

Tax Lot #R-2708-02CC-00800

PARCEL 4:

A parcel within the SE1/4 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southwest corner of the SE1/4 SW1/4 of said Section 21; thence North 00° 00' 31" East, 564.73 feet to a point of the Western right of way of the Southern Pacific Railroad; thence Southeasterly along said Western right of way, 599.0 feet to the South line of the SE1/4 SW1/4 of said Section 21; thence South 89° 35' 33" West along said South line 206.26 feet to the point of beginning.

Tax Lot #R-2708-02100-00600