

ELL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2014-002503

Klamath County, Oregon



00150095201400025030020021

03/24/2014 11:17:32 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Larry E. Taylor & Michael A. Wescom, Trustees

2501 Capital Ave.

Medford, Or. 97504

Seller's Name and Address*

Fred Edward Mulkey

6640 Redding St.

Klamath Falls, Or. 97603

Buyer's Name and Address*

After recording, return to (Name and Address):

Larry E. Taylor & Michael A. Wescom, Trustees

2501 Capital Ave.

Medford, Or. 97504

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

Fred Edward Mulkey

6640 Redding St.

Klamath Falls, Or. 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. 1255, Cover Sheet for Instrument to be Recorded, if you need additional space.

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on LARRY E. TAYLOR and MICHAEL A. WESCOM, Trustees of the LARRY E. TAYLOR and MICHAEL A. WESCOM REVOCABLE LIVING TRUST, dated March 7, 2012

FRED EDWARD MULKEY

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):

See Exhibit 'A' attached hereto and made a part hereof

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 90,000.00, payable \$ 2,000.00 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 1,000.00 each. All deferred payments shall bear interest at the rate of five % per annum from the date of the contract until paid.

IN WITNESS WHEREOF, the seller(s) executed this instrument on March 24, 2014; 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 195.338 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 195.338 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.

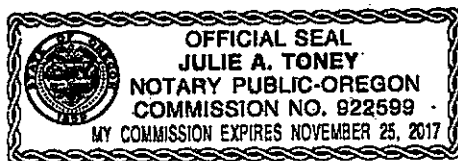
Michael A. Wescom
MICHAEL A. WESCOM, Trustee

Larry E. Taylor
LARRY E. TAYLOR, Trustee

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on March 24, 2014 by LARRY E. TAYLOR and MICHAEL A. WESCOM

This instrument was acknowledged before me on March 24, 2014 by as of



Notary Public for Oregon
My commission expires November 25, 2017

EXHIBIT "A"

A parcel of land situate in Lot 23 of ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23 ANKENY GARDEN TRACTS; thence South along the East line of said Lot 23, 125 feet to the true point of beginning; thence continuing South along the East line of Lot 23, 100 feet to a point; thence West, parallel with the North line of Lot 23, 100 feet to a point; thence North parallel with the East line of Lot 23, 100 feet to a point; thence East parallel with the North line of Lot 23, 100 feet to the point of beginning.

TOGETHER WITH: A parcel of land situate in Lot 23 of ANKENY GARDEN TRACTS, a subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23 ANKENY GARDEN TRACTS; thence South along the East line of said Lot 23, 225 feet to the true point of beginning; thence continuing South along the East line of Lot 23, 100 feet to a point; thence West parallel with the North line of Lot 23, 100 feet to a point; thence North parallel with the East line of Lot 23, 100 feet to a point; thence East parallel with the North line of Lot 23, 100 feet to the point of beginning.

TOGETHER WITH: A parcel of land situate in ANKENY GARDEN TRACTS, a Subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 23, Ankeny Garden Tracts; thence Westerly along the North line of Lot 23, 100 feet to a point; thence Southerly parallel with the East line of Lot 23, 125 feet to a point; thence Easterly parallel with the North line of Lot 23, 100 feet to a point on the East line of said Lot 23; thence North along the East line of Lot 23, 125 feet to the point of beginning.

TOGETHER WITH: A 1964 unknown model manufactured structure with Manufacturer Serial Number 50X2FBRS375, Home ID Number 344578 situated at 6646 Redding St., Klamath Falls, Or. 97603