



2014-003197
Klamath County, Oregon
04/11/2014 09:34:56 AM
Fee: \$52.00

AFTER RECORDING, RETURN TO:

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

SEND TAX STATEMENTS TO:

Francisco de Leon
Iliana de Leon
329 East First Street
Merrill OR 97633

MEMORANDUM OF CONTRACT OF SALE

DATED: April 1, 2014

BETWEEN: Steven M. Carson and JoAnne Carson,
Trustees of the Steve and JoAnne Carson Trust,
wad January 7, 2005, and their successors in Trust
13967 Hill Road
Klamath Falls OR 97603 ("Seller")

AND: Francisco de Leon and Iliana de Leon, husband and wife
329 East First Street
Merrill OR 97633 ("Purchaser")

Pursuant to a Contract of Sale dated April 1, 2014, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, described as follows:

Parcel 1:

Lot 1 of Block 31, Town of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A portion of the vacated alley in Block 31 of the Town of Merrill, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8 of Block 31 of the Town of Merrill, Oregon; thence South on the East line of Lots 8 and 7 of said Block 31 a distance of 93.75 feet more or less to the center of the East line of said Lot 7; thence East 8 feet to the center of the vacated alley in said Block 31; thence North along the center

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\$52.00

center of the East line of said Lot 7; thence East 8 feet to the center of the vacated alley in said Block 31; thence North along the center line of said vacated alley to the North line of said Block 31; thence West 8 feet more or less to the point of beginning.

Parcel 3:

That portion of Lot 2, Block 31 in Town of Merrill, a platted portion of Klamath County, Oregon and the Easterly half of the vacated Alley lying westerly thereof, lying northerly from the following described boundary line:

Beginning at a point on the west boundary of Lot 2, Block 31, Town of Merrill, from which the southwest corner of Lot 4 of said Block 31 bears South 0° 25' East 149.05 feet distant; thence East parallel to the South boundary of said Lot 2 of Block 31, 115.75 feet to an iron pin on the East boundary of said Lot 2 of Block 31.

Klamath County Assessor's Account No. R-4110-001CC-06400.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on April 1, 2018.

The true and actual consideration for this conveyance is \$105,000.

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.

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

Seller:
The Steve and JoAnne
Carson Trust

BY:

Steven M. Carson Trustee
Steven M. Carson, Trustee

BY:

JoAnne Carson Trustee
JoAnne Carson, Trustee

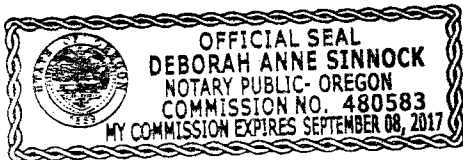
Purchaser:

Francisco de Leon
Francisco de Leon

Iliana de Leon
Iliana de Leon

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 10th day of April 2014 by Francisco de Leon and Iliana de Leon.

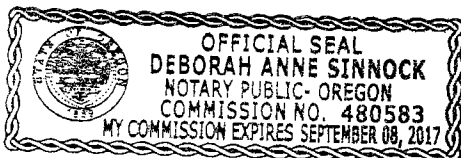


Deborah Sinnock
Notary Public for Oregon
My Commission Expires: 9-8-17

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 10th day of April 2014 by Steven M. Carson and JoAnne Carson, in their capacities as Trustees of the Steve and JoAnne Carson Trust, uad January 8, 2005, and their successors in Trust.

7ds



Deborah Sinnock
Notary Public for Oregon
My Commission Expires: 9-8-17