

BILL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2014-004668

Klamath County, Oregon



00152734201400046680020023

05/08/2014 11:26:04 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDERS USE

GAYLA & GLEN ROHRBACKER

2412 UNION AVE.

KLAMATH FALLS, OR 97601

Seller's Name and Address

JAMES D. HUGHES & JUANITA M. LEVIZON - HUGHES

8025 BOOTH RD.

KLAMATH FALLS, OR 97603

Buyer's Name and Address

After recording, return to (Name and Address):

JAMES D. & JUANITA M. LEVIZON - HUGHES

8025 BOOTH ROAD

KLAMATH FALLS, OR 97603

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

JAMES D. & JUANITA M. LEVIZON - HUGHES

8025 BOOTH ROAD

KLAMATH FALLS, OR 97603

*ORS 208 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1259, Cover Sheet for Instrument to be Recorded, if you need additional space.

MEMORANDUM OF LAND SALE CONTRACT

KNOW ALL BY THESE PRESENTS that on MAY 2, 2014GAYLA & GLEN ROHRBACKER

, as seller(s), and

JAMES D. HUGHES & JUANITA M. LEVIZON - HUGHES

, as buyer(s),

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 BACK SIDE.

BUYER(S) SHALL BE RESPONSIBLE FOR:

PROPERTY TAXES

IRRIGATION WATER FEES

ELECTRICITY BILL

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 32,000 -, payable \$ 2,000 - down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual installments (indicate which) of not less than \$ 500.00 each. All deferred payments shall bear interest at the rate of 5 % per annum from the date of the contract until paid.

IN WITNESS WHEREOF, the seller(s) executed this instrument on May 8, 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 195.336 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.

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on

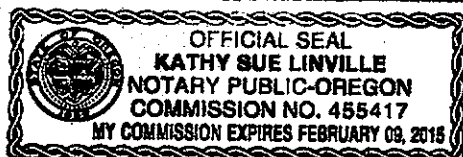
by Gayle Rohrbacher, Glen Rohrbacher, James D. Hughes, Juanita M. Levizon - Hughes

This instrument was acknowledged before me on

by James D. Hughes, Juanita M. Levizon - Hughes

as

of



K. Linville
Notary Public for Oregon
My commission expires 2-9-15

All that portion of Lot 25, JUNCTION ACRES, Klamath County, Oregon described as follows:

Beginning at the Southeast corner of Lot 25, Junction Acres, Klamath County, Oregon and running thence N. $0^{\circ} 08'$ W. along the East line of said Lot 25, 640.8 feet; thence S. $89^{\circ} 47'$ W. along the North line of said Lot 25, 282.2 feet; thence S. $0^{\circ} 08'$ E. along West line of Lot 25, 282.77 feet; thence S. $87^{\circ} 46'$ E. 134.15 feet; thence S. $0^{\circ} 08'$ E., parallel to the East line of said Lot 25, 349.24 feet, more or less to the Nly right of way of the County Road known as Booth Road; thence N. $89^{\circ} 17'$ E. along the said Nly right of way, 148.4 feet, more or less to the point of beginning;

LESS and EXCEPTING THEREFROM that portion more particularly describe as follows:

Beginning at the NW corner of Lot 25 Junction Acres, Klamath County, Oregon, and running thence S. $0^{\circ} 08'$ East along the West line of said Lot 25 a distance of 282.77 feet; thence S. $87^{\circ} 46'$ E. a distance of 134.15 feet; thence N. $0^{\circ} 08'$ W. and parallel to the East line of said Lot 25 a distance of 282.77 feet, more or less, to the Northerly Boundary line of Lot 25; thence S. $89^{\circ} 47'$ W. along the North line of said Lot 25 a distance of 134.15 feet, more or less, to the point of beginning.

Said parcel contains 2.18 acres, more or less, and is subject to any easements and/or rights of way of record or apparent upon the premises.