

AmeriTitle
MTC 3/28/15 AM

AFTER RECORDING, RETURN TO:

AmeriTitle
300 Klamath Ave
Klamath Falls, OR
97601

2015-002634

Klamath County, Oregon

03/25/2015 02:21:27 PM

Fee: \$62.00

SEND TAX STATEMENTS TO:

Regine Patton and Shayla Mc Knight
131 Alder St., Apt 123
Central Point, Oregon 97502

MEMORANDUM OF CONTRACT OF SALE

DATED: March 18, 2015

BETWEEN: Andrew A. Patterson, Trustee of the BMRMG 401 K Plan, ("Seller")
and William M. Ganong, Trustee of the WMGPS Trust
514 Walnut Ave.
Klamath Falls, Or. 97601

AND: Regine Patton and Shayla Mc Knight, with right of survivorship, ("Purchaser")
131 Alder St., Apt 123
Central Point, Oregon 97502

Pursuant to a Contract of Sale dated March 18, 2015, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, described as Lot 16, Block 5, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1.

Klamath County Tax Lot No. R-3711-017A0-00800-000.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on December 18, 2017.

The true and actual consideration for this conveyance is \$~~7,600.00~~ 6,700.00 *fw*

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

fw

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

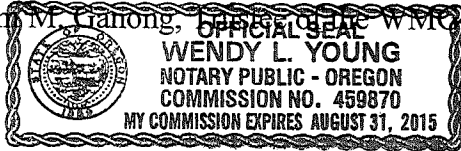
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

Seller:

William M. Ganong, Trustee
William M. Ganong, Trustee

State of Oregon, County of Klamath) ss.

This Instrument was acknowledged before me this 17th day of March, 2015, by William M. Ganong, Trustee of the WMGPS Trust.



Wendy L. Young
Notary Public for Oregon
My Commission expires: 8.31.2015

Purchaser:

Regine Patton

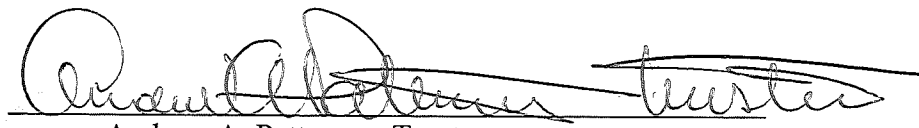
Shayla Mc Knight

State of Oregon, County of _____)ss.

This Instrument was acknowledged before me this _____ day of March, 2015, by Regine Patton and Shayla Mc Knight.

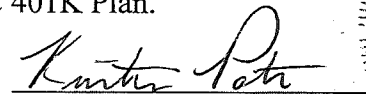
Notary Public for Oregon
My Commission expires: _____

Seller:


Andrew A. Patterson, Trustee

State of Alabama, County of Baldwin) ss.

This Instrument was acknowledge before me this 23 day of March 15, 2015, by
Andrew A. Patterson, Trustee of the BMRMG LLC 401K Plan.


Notary Public for Alabama
My Commission expires: _____

MY COMMISSION EXPIRES JULY 22, 2017

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

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

Seller:

William M. Ganong, Trustee

State of Oregon, County of Klamath) ss.

This Instrument was acknowledged before me this _____ day of March, 2015, by William M. Ganong, Trustee of the WMGPS Trust.

Notary Public for Oregon

My Commission expires: _____

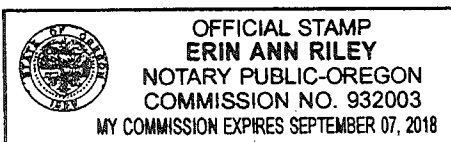
Purchaser:

Regine Patton
Regine Patton

Shayla Mc Knight
Shayla Mc Knight

State of Oregon, County of Jackson) ss.

This Instrument was acknowledged before me this 18th day of March, 2015, by Regine Patton and Shayla Mc Knight.



Notary Public for Oregon

My Commission expires: 9-7-2018

EXHIBIT "A"

37226AM

Lot 16 in Block 5, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.