

7064-2410076 BC 67+5

2015-004903
Klamath County, Oregon
05/13/2015 02:49:54 PM
Fee: \$67.00

After recording return to:
Santiam Escrow Inc.
216 E Virginia St
Stayton, OR 97383

Until a change is requested, all tax statements must be sent to the following address:
Santiam Escrow Inc.
216 E Virginia St
Stayton, OR 97383

MEMORANDUM OF CONTRACT OF SALE

This Memorandum of Contract of Sale (this "Memorandum") is made as of April 20, 2015 between PENSICO TRUST FBO BLAKE NONWEILER IRA 20000439 ("Seller") and WENDELL L. LEHIGH JR, and SHANDRA MARIE LEHIGH, jointly and severally ("Purchaser")

Pursuant to a Contract of Sale dated this same date ("Contract"), Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. The terms upon which Seller has sold the Property to Purchaser are set forth in the Contract, to which reference is made for all purposes. The true and actual consideration for this conveyance is \$120,000. Purchaser will pay such amount, with interest, according to the terms of the Contract, under which the final payment of principal and interest is due on the 7th anniversary of the date of this Memorandum of Contract.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, ORS 195.301 AND ORS 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 ORS 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, ORS 195.301 AND ORS 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.

Property Tax Account No. R135918

This Memorandum must be recorded in the Official Records of Klamath County, Oregon in order to give notice of the existence of the Contract. This Memorandum will not be deemed or construed to define, limit, or modify the Contract, or any provision thereof, in any manner.

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

[Signature Pages Follows]

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

MEMO OF CONTRACT OF SALE – SELLER SIGNATURE PAGE

Seller:

Pensco Trust FBO Blake Nonweiler IRA 2000439

By: 

Name: PENSCO Trust Company

By: Orpha Gutierrez

Its: Authorized Signatory

Its: _____

[Attach Appropriate Notary Block]

ALL-PURPOSE ACKNOWLEDGMENT

State of Colorado

County of Denver

On 5/12/15 before me, Emily Osborne
DATE NAME OF NOTARY PUBLIC

personally appeared Orpha Gutierrez
NAME(S) OF SIGNER(S)

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

EMILY OSBORNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144035178
MY COMMISSION EXPIRES SEPTEMBER 9, 2018

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Emily Osborne
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT

Contract of Sale (Memorandum of Contract)
TITLE OR TYPE OF DOCUMENT

5

NUMBER OF PAGES

4-20-15

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

MEMO OF CONTRACT OF SALE – BUYER SIGNATURE PAGE

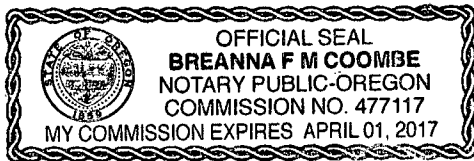
Seller:

Wendell L. Lehigh, Jr.

Shandra Marie Lehigh

STATE OF Oregon)
County of Deschutes) ss:

This instrument was acknowledged before me on April 27, 2015, by Wendell L. Lehigh, Jr.

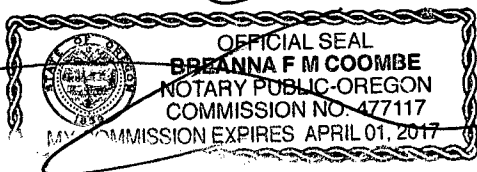


Notary Name:

My commission expires: 4-1-17

STATE OF Oregon)
County of Deschutes) ss:

This instrument was acknowledged before me on April 27, 2015, by Shandra Marie Lehigh.



Notary Name:

My commission expires: 4-1-17

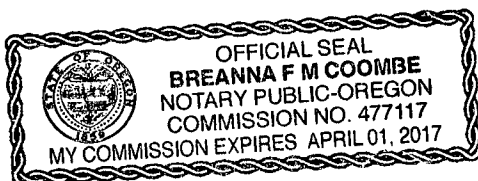


EXHIBIT A
[Legal Description]

Lot 7, Block 4, FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

EXHIBIT B
[Existing Encumbrances]

1. Restrictions shown on the recorded plat/partition of 1st Addition to Antelope Meadows.
2. Easement, including terms and provisions contained therein:
 - Recording Information: Volume M01, Page 20255, records of Klamath County, Oregon
 - In Favor of: Kenneth D. David
 - For: Construct, operate and maintain an electric transmission and/or distribution line.
3. Easement, including terms and provisions contained therein:
 - Recording Information: Volume M01, Page 20259, records of Klamath County, Oregon
 - In Favor of: Charles Halfiew
 - For: Construct, operate and maintain an electric transmission and/or distribution line.
4. Klamath County Forestland Classification Committee Order, including terms and provisions thereof.
 - Recorded: February 19, 2013 as 2013-001802, records of Klamath County, Oregon