

18 2466836-MS

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE  
PERSON REPRESENTING THE ATTACHED INSTRUMENT  
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

**2015-007311**

**Klamath County, Oregon**

**07/06/2015 02:28:23 PM**

**Fee: \$62.00**

#2466836

**After Recording Return To:**

**First American Title  
404 Main St Ste 1  
Klamath Falls OR 97601**

**1. Name(s) of the Transaction(s):**

**Memorandum of Contract of Sale**

**2. Direct Party (Grantor):**

**Russell L. Reno**

**3. Indirect Party (Grantee):**

**J. Spencer Renwick**

**4. Consideration Amount:**

**\$73,159.28**

F  
67.00

## MEMORANDUM OF CONTRACT OF SALE

DATED: May 29, 2015.

BETWEEN: RUSSELL L. RENO ("Seller")  
5508 Demaret Avenue  
Bakersfield, CA 93309

AND: J. SPENCER RENWICK ("Purchaser")  
P.O. Box 723  
Brookings, OR 97415

Pursuant to a Contract of Sale dated May 29, 2015, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described below.

Parcel 1: Lot 36, Block 33, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lot 37, Block 33, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on July 1, 2025. The true and actual consideration for this conveyance is \$73,159.28

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. 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 DESCRIBED 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.

Property Tax Account No. R-3811-004D0-02100-000 R-460904  
R-3811-004D0-02000-000 R-460913

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

Seller: Russell L. Reno

Purchaser: J. Spencer Renwick

/s/ Russell L. Reno  
Russell L. Reno

/s/  
J. Spencer Renwick

STATE OF CALIFORNIA )  
 ) ss:  
County of \_\_\_\_\_ )

On this \_\_\_\_\_, 2015, personally appeared before me the above named Russell L. Reno and acknowledged that he signed the forgoing Land Sale Contract as his voluntary act and deed.

*See Attached Certificate*  
\_\_\_\_\_  
Notary Public for California  
My commission expires: \_\_\_\_\_

STATE OF OREGON )  
 ) ss:  
County of Klamath )

On this \_\_\_\_\_, 2015, personally appeared before me the above named J. Spencer Renwick and acknowledged that he signed the forgoing Land Sale Contract as his voluntary act and deed.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF Kern )

On 7/2/15 before me, George Davis Lawson Notary Public  
(Date) (Here Insert Name and Title of the Officer)

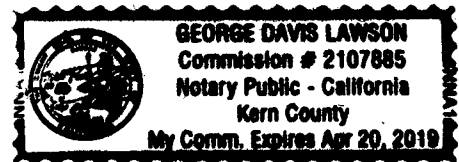
personally appeared Russell Leon Leno  
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same  
in his/her/their authorized capacity~~(ies)~~, and that by his/her/their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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

George Lawson  
Signature of Notary Public

(Notary Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: Memorandum of Contract Sale Document Date: \_\_\_\_\_

Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Additional Information: N/A

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Property Tax Account No. R-3811-004D0-02100-000 R-460904  
R-3811-004D0-02000-000 R-460913

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Seller: Russell L. Reno

Purchaser: J. Spencer Renwick

/s/ \_\_\_\_\_  
Russell L. Reno

/s/ \_\_\_\_\_  
J. Spencer Renwick

STATE OF CALIFORNIA )  
 ) ss:  
County of \_\_\_\_\_ )

On this \_\_\_\_\_, \_\_\_\_\_ 2015, personally appeared before me the above named Russell L. Reno and acknowledged that he signed the forgoing Land Sale Contract as his voluntary act and deed.

\_\_\_\_\_  
Notary Public for California  
My commission expires: \_\_\_\_\_

STATE OF OREGON )  
 ) ss:  
County of Klamath )

On this H 2, \_\_\_\_\_ 2015, personally appeared before me the above named J. Spencer Renwick and acknowledged that he signed the forgoing Land Sale Contract as his voluntary act and deed.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 12/31/18

