

184 2502498-MS

After recording, return to:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

2015-010846  
Klamath County, Oregon  
10/01/2015 03:11:26 PM  
Fee: \$52.00

Send tax statements to:  
Aaron M. Buchheim  
Racheal T. Shackelford  
2704 Summers Lane  
Klamath Falls OR 97603

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### MEMORANDUM OF CONTRACT OF SALE

DATED: September 1, 2015

BETWEEN: Gary A. Putnam and Laura E. Putnam, husband and wife ("Seller")  
7996 Isabella Way  
White City OR 97503

AND: Aaron M. Buchheim and Racheal T. Shackelford, not as  
tenants in common, but with right of survivorship ("Purchaser")  
2704 Summers Lane  
Klamath Falls OR 97603

Pursuant to a Contract of Sale dated September 1, 2015, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on August 31, 2045. The true and actual consideration for this conveyance is \$230,000.

"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

MEMORANDUM OF CONTRACT OF SALE - 1

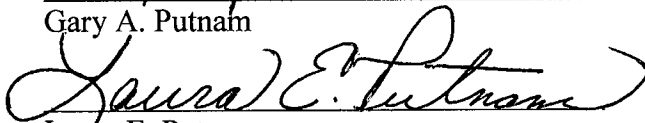
f.  
52.00

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."

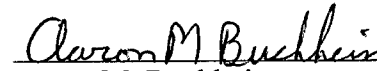
IN WITNESS WHEREOF, the parties have caused this Memorandum of Contract of Sale to be executed as of the day and year first above written.

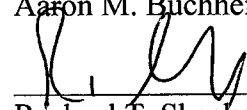
Seller:

  
\_\_\_\_\_  
Gary A. Putnam

  
\_\_\_\_\_  
Laura E. Putnam

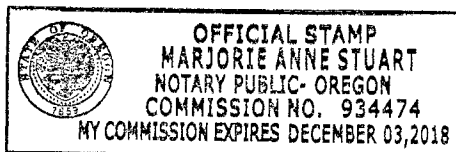
Purchaser:

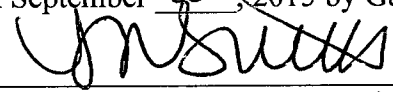
  
\_\_\_\_\_  
Aaron M. Buchheim

  
\_\_\_\_\_  
Racheal T. Shackelford

STATE OF OREGON, County of Klamath ss.

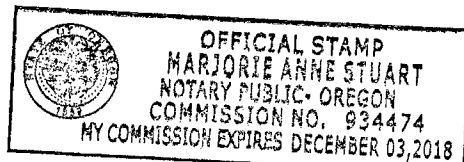
This instrument was acknowledged before me on September 30, 2015 by Gary A. Putnam and Laura E. Putnam.

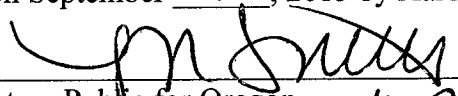


  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 12/31/18

STATE OF OREGON, County of Klamath) ss.

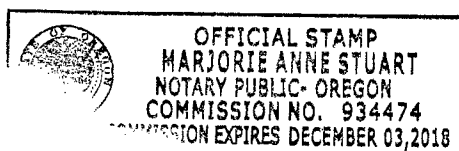
This instrument was acknowledged before me on September 29th, 2015 by Aaron M. Buchheim.

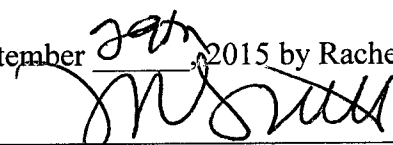


  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 12/31/18

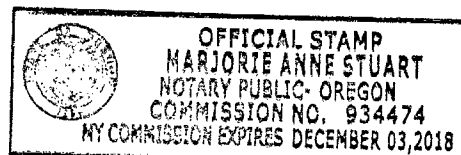
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 29th, 2015 by Racheal T. Shackelford.



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

MEMORANDUM OF CONTRACT OF SALE - 2



### **Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

The Westerly 133 feet of the following property:

All that portion of Tract No. 7 of TOWNSEND TRACTS, lying South of the irrigation ditch as now constructed East and West across said tract, being a parcel of land approximately 50 feet in width and 270.3 feet in length.

Tax Acct No: 3909-003DD-00200 Key No: 529707

Lot 8 of Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Acct No: 3909-003DD-00900 Key No: 529770

Tract No. 6, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Acct No: 3909-003DA-02100 Key No: 528566

Lot 7 of TOWNSEND TRACTS, less that portion lying South of the irrigation ditch as now constructed East and West across said Tract, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Acct No: 3909-003DA-02200 Kay No: 528575

A parcel in the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Western right of way boundary of Summers Lane which is 13.49 feet South of the center line of Grantor's railroad right of way as described in Klamath County Deed Record Book 49 Page 472; said point being North 1,376.38 feet and West 30.0 feet from the Southeast corner of said Section 3; thence running North 58° 31' West, parallel to said railroad right of way center line, a distance of 279.57 feet; thence running South 45.14 feet to the Southern edge of said railroad right of way; thence running South 58° 31' East along said Southern edge a distance of 279.57 feet to the Western right of way boundary of Summers Lane; thence running North 45.14 feet along said Western right of way boundary of Summers Lane to the point of beginning.

Tax Acct No: 3909-003DA-02300 Key No. 871906