

106 583 AM

Unless a change is requested,
send tax statements to:
Robert and Petra Moore
PO Box 116
Bly, OR 97622

After Recording Return To:
Robert and Petra Moore
PO Box 116
Bly, OR 97622

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

DATED: June 29, 2016

BETWEEN: Michael Martin ("Seller")

AND: Robert Berman and Petra Moore ("Buyers")

The true and actual consideration for this conveyance is \$30,000.00.

Pursuant to a Land Sale Contract dated June 10, 2016, Seller sold to Buyers, Seller's interest in that certain property in Deschutes County, Oregon, more particularly described as follows:

Lot 31, Block 1, FIRST ADDITION TO BLEY-WAS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


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 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. BEFORE SIGNING OR

CONTRACT OF SALE
PAGE 1

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

SELLERS:


Michael Martin

BUYERS:

Robert Berman

Petra Berman

STATE OF OREGON)
County of Deschutes) ss.

SUBSCRIBED AND SWORN BEFORE ME this 29 day of June, 2016, by Michael Martin.



STATE OF OREGON)
County of Klamath) ss.


Notary Public for Oregon

SUBSCRIBED AND SWORN BEFORE ME this ____ day of June, 2016, by Robert Berman.

Notary Public for Oregon

[additional signatures follow]

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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

SELLERS:

Michael Martin

BUYERS:

Robert Berman

Petra Moore
Petra Moore

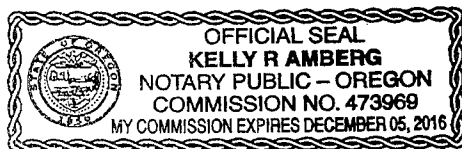
STATE OF OREGON)
County of Deschutes) ss.

SUBSCRIBED AND SWORN BEFORE ME this 30 day of June, 2016, by Michael Martin.

Notary Public for Oregon

STATE OF OREGON)
County of Klamath) ss.

SUBSCRIBED AND SWORN BEFORE ME this 30 day of June, 2016, by Robert Berman.



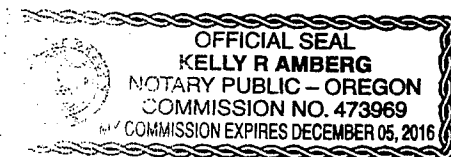
Notary Public for Oregon

[additional signatures follow]

STATE OF OREGON)

County of Klamath) ss.

SUBSCRIBED AND SWORN BEFORE ME this 30 day of June, 2016, by Petra Moore.



Kelly Amberg
Notary Public for Oregon