

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601



00191257201600089260030031

08/23/2016 09:54:21 AM

Fee: \$52.00

SEND TAX STATEMENTS TO:
Jason L. Muno
339 High Street
Klamath Falls OR 97601

MEMORANDUM OF CONTRACT OF SALE

DATED: August 1, 2016

BETWEEN: William M. Ganong and Marie I. Ganong Trustees of the ("Seller")
WMGPS Trust, and Andrew A. Patterson
514 Walnut Avenue
Klamath Falls OR 97601

AND: Jason L. Muno ("Purchaser")
339 High Street
Klamath Falls OR 97601

Pursuant to a Contract of Sale dated August 1, 2016, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, described as follows:

Lot 10, Block 49, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to the encumbrances described in AmeriTitle Foreclosure Report 112520AM dated June 6, 2016.

Klamath County Assessor's Parcel No.: R-3809-032AC-10300-000

More commonly referred to as 339 High Street, Klamath Falls, Oregon.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable on August 31, 2021.

The true and actual consideration for this conveyance is \$42,000.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS

MEMORANDUM OF CONTRACT OF SALE - 1

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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

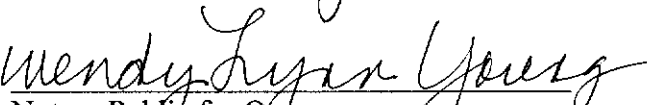
IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed as of the day and year first above written.

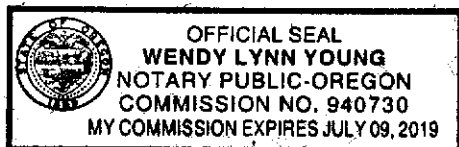
Purchaser:


Jason L. Muno 8/15/16

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 5th day of August 2016 by Jason L. Muno.


Notary Public for Oregon
My Commission Expires: 7.9.19



MEMORANDUM OF CONTRACT OF SALE - 2

Seller:

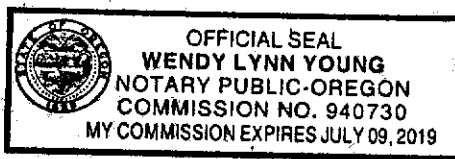
William M. Ganong
William M. Ganong, Trustee of the
WMGPS Trust

Marie I. Ganong
Marie I. Ganong, Trustee of the
WMGPS Trust

Seller:

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 18th day of August
2016 by William M. Ganong and Marie I. Ganong, as Trustees of the WMGPS Trust.



Wendy Lynn Young
Notary Public for Oregon
My Commission Expires: 7-9-19

Seller:

Andrew A. Patterson
Andrew A. Patterson

STATE OF ALABAMA, County of Baldwin) ss.

This instrument was acknowledged before me this 8 day of August
2016, by Andrew A. Patterson.

[Signature]
Notary Public for Alabama
My Commission Expires: _____

MY COMMISSION EXPIRES 05/06/2020

MEMORANDUM OF CONTRACT OF SALE

