

2016-009149

Klamath County, Oregon

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00191546201600091490010016

08/29/2016 09:22:28 AM

Fee: \$42.00

Brian A Jackson / Kathy P. Jackson
P.O. Box 1981
Sisters, OR 97759
Seller's Name and Address
Wilbur T. Smith / Jennifer L. Smith
P.O. Box 2608
La Pine, OR 97739
Buyer's Name and Address

After recording, return to (Name and Address):

Brian Jackson
P.O. Box 1981
Sisters, OR 97759

Until requested otherwise, send all tax statements to (Name and Address):

Wilbur Thomas Smith
P.O. Box 2608
La Pine, OR 97739

SPACE RESERVED
FOR
RECORDER'S USE

MEMORANDUM OF LAND SALE CONTRACT

on August 2, 2016, Brian A. Jackson and
Kathy P. Jackson, as seller(s), and Wilbur Thomas Smith
and Jennifer L. Smith, as buyer(s),

made and entered into a certain land sale contract, wherein the seller(s) agreed to sell to the buyer(s), and the buyer(s) agreed to purchase from the seller(s), the fee simple title in and to the following described real property in Klamath County, State of Oregon (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

LOT 39 IN BLOCK 6 OF WAGON TRAIL AGREAGES NO 1,
SECOND ADDITION, ACCORDING TO OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON, (1911 BLANKET COURT)

The true and actual consideration paid for this transfer, set forth in the contract, is \$170,000.00, payable \$0 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual (indicate which) installments of not less than \$1019.24 each. All deferred payments shall bear interest at the rate of 9.06% per annum from the date of the contract until paid.

The seller(s) executed this instrument on August 23, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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 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.

STATE OF OREGON, County of Deschutes) ss.

This record was acknowledged before me on August 23, 2016
by Jennifer Smith & Wilbur T. Smith

This record was acknowledged before me on August 23, 2016
by Brian Jackson Kathy P. Jackson
as Sellers
of 1911 Blanket Ct. La Pine, OR 97739



OFFICIAL STAMP
ADAM SPANGLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 924577
MY COMMISSION EXPIRES FEBRUARY 10, 2018

Notary Public for Oregon

My commission expires 2/10/2018