

2016-009380

Klamath County, Oregon 09/02/2016 09:22:00 AM

Fee: \$52.00

## MEMORANDUM OF CONTRACT OF SALE

DATED:

AUG 26 , 2016

BETWEEN:

Roy S. Von Dollen and

JoAnn M. Von Dollen

P.O. Box 809 Keno, OR 97627

AND:

Mark J. Koscinski, Jr. and

Renee D. Koscinski

4000 Round Lake Road, #3 Klamath Falls, OR 97601

("Seller")

("Purchaser")

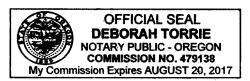
Pursuant to a Contract of Sale dated of even date herewith, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on September 1, 2033. The true and actual consideration for this conveyance is \$192,500.00

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, AND 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 INOUIRE 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.

Property Tax Account No. R618923 Map No. R-4007-012A0-02600-000 Code No. 107 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: Roy S. Von Dollen STATE OF OREGON) County of Klamath Personally appeared, Roy S. Von Dollen and JoAnn M. Von Dollen, on this Aight + ..., 2016 and acknowledged the foregoing to be their true act and deed. Before me: OFFICIAL SEAL DEBORAH TORRIE NOTARY PUBLIC - OREGON Notary Public for Oregon
My Commission expires: 1207 2017 **PURCHASER:** Mark J. Kóscinski, Jr. STATE OF OREGON) ) ss: County of Klamath Personally appeared, Mark J. Koscinski, Jr. and Renee D. Koscinski, on this 21 day of

August, 2016 and acknowledged the foregoing to be their true act and deed. Before me:



Notary Public for Oregon
My Commission expires: Jugust 2017

## **EXHIBIT A**

N1/2 of Lot 4, Block 9, First Addition to Keno Whispering Pines Subdivision.