

2016-012200

Klamath County, Oregon



00195177201600122000030033

11/15/2016 02:19:33 PM

Fee: \$52.00

After recording return to:
Schaffner Living Trust
Patricia Schaffner, Trustee
12136 Larchwood Drive.
La Pine, OR 97739

Send Tax statements to:
Melanie Charisse Baker
4220 W. White Ash Dr.
Meridian, ID 83646.

MEMORANDUM OF CONTRACT

PURCHASER: Melanie Charisse Baker

SELLER : Schaffner Living Trust

Consideration: \$95,000.00

Legal Description: Lot 120 in Block 1 of Tract 1060 - SUN FOREST ESTATES,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

MEMORANDUM OF CONTRACT

RECORDING INFORMATION

Schaffner Living Trust
12136 Larchwood Drive
La Pine, OR 97739

Opening Clause:

DATED: 10/7/2016

BETWEEN: Schaffner Living Trust, Patricia Ann Schaffner, Trustee

("Seller")

AND: Melanie Charisse Baker

("Purchaser")

Seller owns the real property located in Klamath County, Oregon, commonly known as 12136 Larchwood Drive, La Pine, Oregon, and legally described as follows:

Lot 120 in Block 1 of Tract 1060 - SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

the "Property").

The true and actual consideration for this conveyance is \$95,000.00.

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. 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.

any intended future use of the Property, and Seller has made no representations with respect to such condition or suitability of the Property or such laws or ordinances. PURCHASER SHALL MAKE NO ALTERATIONS TO EITHER THE STRUCTURES OR THE REAL PROPERTY WITHOUT PRIOR WRITTEN CONSENT OF THE SELLER DURING THE LENGTH OF THIS CONTRACT.

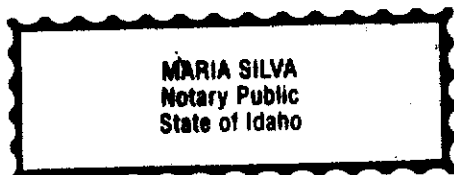
Closing Clause:

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

Melanie Charisse Baker
Melanie Charisse Baker, Purchaser

STATE OF IDAHO)
) ss.
County of Ada)

On this 27 day of September, 2016, before me personally appeared Melanie Charisse Baker, duly sworn and acknowledged the foregoing instrument to be her voluntary act.

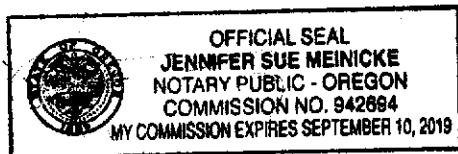


Maria Silva
Notary Public for Oregon Idaho
My commission expires: 02-01-2022

Patricia Ann Schaffner
Schaffner Living Trust Dated January 1, 2014, Patricia Ann Schaffner, Trustee, Seller

STATE OF OREGON)
) ss.
County of DESCHUTES)

On this 7 day of October, 2016, before me personally appeared Schaffner Living Trust Dated January 1, 2014, Patricia Ann Schaffner, Trustee, who being duly sworn and acknowledged the foregoing instrument to be her voluntary act.



Jennifer Sue Meinicke
Notary Public for Oregon
My commission expires: 9/10/2019