



2016-012557
Klamath County, Oregon
11/23/2016 01:51:01 PM
Fee: \$52.00

Unless a change is requested,
send tax statements to:

Ryan and Starr Sullivan
PO Box 303
Crescent, OR 97733

After Recording Return To:

Christopher Ambrose
Ambrose Law Group LLC
312 NW 10th Street, Ste. 200
Portland, OR 97209

MEMORANDUM OF CONTRACT OF SALE

DATED: November 22, 2016

BETWEEN: Margret E. Nathlich ("Seller")
PO Box 795
Gilchrist, OR 97737

AND: Ryan Sullivan and Starr Sullivan ("Buyers")
PO Box 303
Crescent, OR 97733

Pursuant to a Contract of Sale dated this same date, Seller sold to Buyers Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows:

Lot 6 in Block 2, TALL PINES ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

Commonly known as 7904 Floating Point Drive Crescent, OR 97733.

If not earlier paid, all amounts owed under the Contract of Sale will be due and payable no later than four (4) years from the date of this Memorandum, i.e., during November 2020. The true and actual consideration for this conveyance is \$325,000.00.

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, SECTIONS

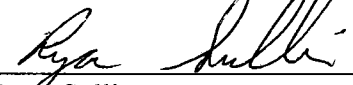
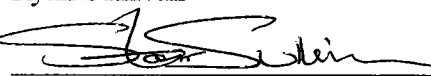
2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED 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, 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.

SELLER:

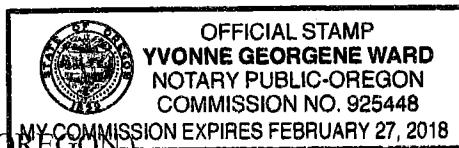

Margret E. Nathlich

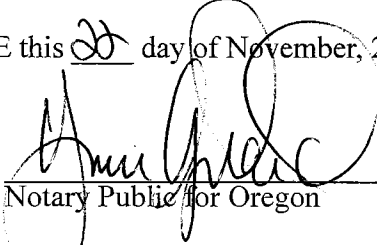
BUYERS:


Ryan Sullivan

Starr Sullivan

STATE OF OREGON)
County of Deschutes ss.

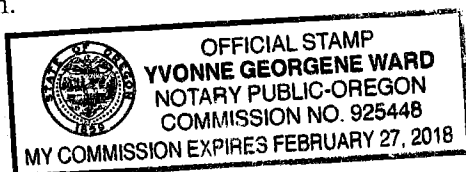
SUBSCRIBED AND SWORN BEFORE ME this 20 day of November, 2016, by Margret E. Nathlich.

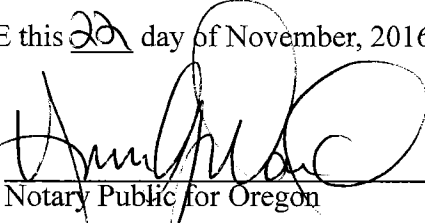



Notary Public for Oregon

STATE OF OREGON)
County of Deschutes ss.

SUBSCRIBED AND SWORN BEFORE ME this 20 day of November, 2016, by Ryan Sullivan.



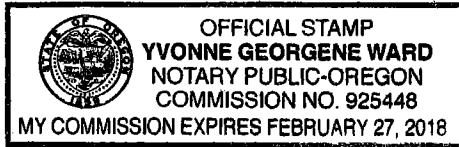

Notary Public for Oregon

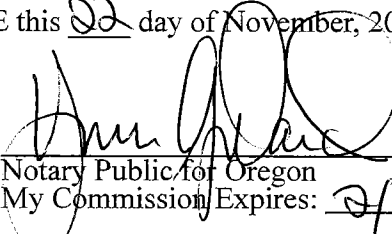
[additional notary blocks on next page]

STATE OF OREGON)

County of Deschutes ^{SS.}

SUBSCRIBED AND SWORN BEFORE ME this 22 day of November, 2016, by Starr
Sullivan.




Notary Public for Oregon
My Commission Expires: 2/27/18