



AFTER RECORDING, RETURN TO:
AmeriTitle
300 Klamath Avenue
Klamath Falls OR 97601

2017-000256
Klamath County, Oregon
01/11/2017 11:03:00 AM
Fee: \$52.00

SEND TAX STATEMENTS TO:
Eric L. Mockridge, Trustee
Barbara Ann Mockridge, Trustee
34106 McCartie Lane
Bonanza OR 97623

MEMORANDUM OF CONTRACT OF SALE

DATE: January 10, 2017

SELLER: Helen E. Horsley, individually and as Trustee
of the Donald Horsley Disclaimer Trust
Post Office Box 8
Bonanza OR 97623

PURCHASER: Eric L. Mockridge and Barbara Ann Mockridge,
as Trustees of the Mockridge Family Trust
34106 McCartie Lane
Bonanza OR 97623

Pursuant to a Contract of Sale dated January 10, 2017, Seller sold to Purchaser Seller's interest in that certain real property in Klamath County, Oregon, more particularly described as:

SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2; and the NE $\frac{1}{4}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 11; all in Township 39 South, Range 11 E., W.M.;

Klamath County Tax Lot Nos.: R-3911-00000-00700 and 00900; and R-3911-01100-00100, 00200 and 00600;

Together with two wells and associated State Water Right Certificate 38087 and Permit G11499; the pumps, booster pumps, and motors used in the irrigation of the land, and the electrical service panels and improvements associated therewith; and the irrigation mainline, three-tower pivot, 16 quarter-mile wheel lines, sprinkler heads, and supply hoses associated therewith.


Said real property and equipment shall be collectively referred to herein as (the "Property").

The true and actual consideration for this conveyance is \$1,240,000.

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.

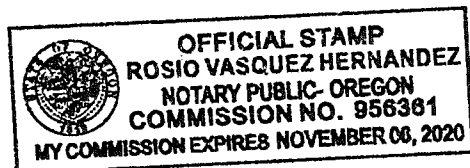
IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed as of the day and year first above written.

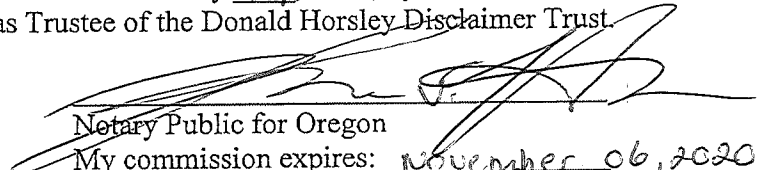
SELLER:


Helen E. Horsley, individually and as Trustee
of the Donald Horsley Disclaimer Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 09, 2017, by Helen E. Horsley, as an individual, and in her capacity as Trustee of the Donald Horsley Disclaimer Trust.




Notary Public for Oregon

My commission expires: November 06, 2020

MEMORANDUM OF CONTRACT OF SALE - 2

PURCHASER:



Eric L. Mockridge, as Trustee of the
Mockridge Family Trust



Barbara Ann Mockridge, as Trustee of the
Mockridge Family Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 10, 2017, by Eric L. Mockridge and Barbara Ann Mockridge, in their capacities as Trustees of the Mockridge Family Trust.



Notary Public for Oregon

My commission expires: Jan 9 2018



MEMORANDUM OF CONTRACT OF SALE - 3