

Returned at Counter

2017-000822

Klamath County, Oregon



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01/26/2017 12:05:28 PM

Fee: \$47.00

**AFTER RECORDING, RETURN TO:**

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

**SEND TAX STATEMENTS TO:**

Alton B. Davis  
413 S 9th Street  
Klamath Falls OR 97601

**MEMORANDUM OF CONTRACT OF SALE**

**DATED:** February 1, 2017

**BETWEEN:** Andrew A. Patterson, Trustee, ("Seller")  
Andrew A. Patterson Living Trust, dated January 16, 2017  
12911 Dominion Drive  
Fairhope AL 36532

**AND:** Alton B. Davis ("Purchaser")  
413 S 9th Street  
Klamath Falls OR 97601

Pursuant to a Contract of Sale dated February 1, 2017, Seller sold to Purchaser Seller's interest in that certain real property in Klamath County, Oregon, more particularly described as:

The Southerly 40 feet of Lots 4 and 5, Block 7, CANAL ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Beginning on the Northerly line of 9<sup>th</sup> Street at the Southeast corner of Lot 5, Block 7, CANAL ADDITION to the City of Klamath Falls, Oregon; thence Northeast along the Northwest line of alley 45.6 feet, more or less, to the most Easterly corner of Lot 4; thence in a Northwest direction along the lot lines between Lots 3 and 4, Block 7, 40 feet; thence in a Southwest direction along a line which is parallel and 40 feet distant from the Northwest line of aforementioned alley to its intersection with the Northerly line of 9<sup>th</sup> Street; thence in a Southeast direction along the North line of 9<sup>th</sup> Street to the point of beginning.

Klamath County Assessor's Map No. R-3809-032AA-03300-000 and Account No. R413449, and more commonly referred to as 413 S 9<sup>th</sup> Street, Klamath Falls, Oregon.

The true and actual consideration for this conveyance is \$9,210.52.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

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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.

Andrew A. Patterson Living Trust,  
dated January 16, 2017 "Seller"

By: 

Andrew A. Patterson, Trustee

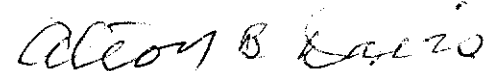
STATE OF ALABAMA, County of Baldwin) ss.

This instrument was acknowledged before me on the 20 day of January 2017, by Andrew A. Patterson, in his capacity as Trustee of the Andrew A. Patterson Living Trust.



Notary Public for Alabama

My Commission Expires: MY COMMISSION EXPIRES JULY 22, 2017

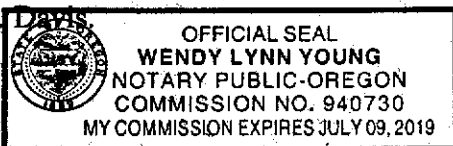


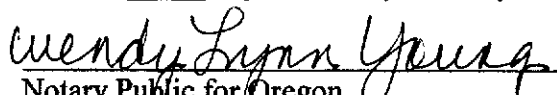
Alton B. Davis - "Purchaser"

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 26 day of January 2017, by

Alton B. Davis





Notary Public for Oregon

My Commission Expires: 7-9-19

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