

2017-005189

Klamath County, Oregon



00203569201700051890030034

05/11/2017 12:25:29 PM

Fee: \$52.00

**MEMORANDUM OF CONTRACT OF SALE**

DATED: April 8, 2017

BETWEEN:

Marie Kliewer  
5610 Leland Drive  
Klamath Falls, Oregon 97603

“SELLER”

AND:

Jerry James and Jade James, husband and wife  
7630 Highway 140  
Klamath Falls, Oregon 97603

“PURCHASER”

**RECITALS**

PURSUANT TO A CONTRACT OF SALE dated April 8, 2017, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows, to-wit:

*See Exhibit A, attached hereto and incorporated by reference.*

Map Tax Lot No.: R-3910-007BC-00300-000

If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on the fifteenth anniversary of the Closing Date. The true and actual consideration for this conveyance is \$269,000.00.

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, 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

Marie Kliever  
Marie Kliever

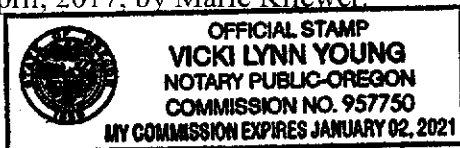
BUYER

Jerry James  
Jerry James

Jade James  
Jade James

STATE OF OREGON; County of Klamath ) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the 3 day of April, 2017, by Marie Kliever.

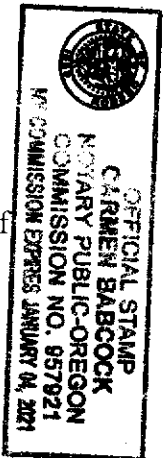


Vicki Lynn Young  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 1-2-2021

STATE OF OREGON; County of Klamath ) ss.

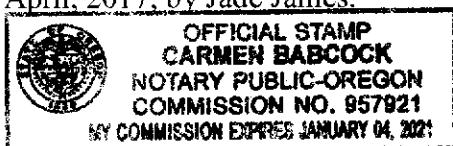
THE FOREGOING INSTRUMENT was acknowledged before me on the 8<sup>th</sup> day of April, 2017, by Jerry James.

Carmen Babcock  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 1/4/2021



STATE OF OREGON; County of Klamath ) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the \_\_\_\_ day of April, 2017, by Jade James.



Carmen Babcock  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 1/4/2021

## Exhibit A

All of Tract No. 15 of Junction Acres, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon, SAVING and EXCEPTING one acre off the Northwest corner of said Tract 15, described as follows: Beginning at the Northwest corner of said Tract No. 15; thence East along the North line of said Tract, 81 feet; thence South and parallel with the West line of said Tract, 538 feet; thence West and parallel with the North line of said Tract, 81 feet to the West line of said Tract, thence North along the West line of said Tract, 538 feet to the place of beginning.