

2017-006976

Klamath County, Oregon



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06/26/2017 02:25:41 PM

Fee: \$47.00

Returned at Counter
Justin Throne
Parks & Ratliff

MEMORANDUM OF CONTRACT OF SALE

DATED: June 26th, 2017

BETWEEN:

MICHAEL CARRY
22830 Aspen Street
Klamath Falls, OR 97601

SELLER

AND:

~~SEND TAXES TO:~~

GREG SMITH
22818 Aspen Street
Klamath Falls, OR 97601

PURCHASER

RECITALS

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

*Odessa Family Home Sites, Lots 138 and 139
Account No.: R317277*

*Together with a manufactured home thereon, described by the Klamath County
Assessor as M-084003
Account No.: M896362*

If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on the by December 1, 2025. The true and actual consideration for this conveyance is \$40,000.00.

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

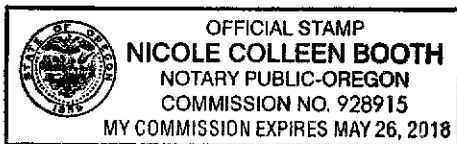
Michael Carry
Michael Carry

PURCHASER

Greg Smith
Greg Smith

STATE OF OREGON; County of Klamath) ss.

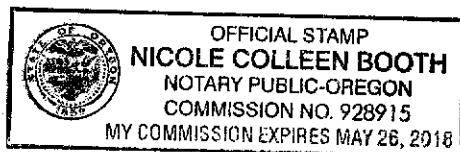
THE FOREGOING INSTRUMENT was acknowledged before me on the 26th day of June, 2017, by Michael Carry.



Nicole Colleen Booth
NOTARY PUBLIC FOR OREGON
My Commission expires: 5/26/2018

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the 26th day of June, 2017, by Greg Smith.



Nicole Colleen Booth
NOTARY PUBLIC FOR OREGON
My Commission expires: 5/26/2018