



00206097201700072370030033

06/30/2017 12:24:29 PM

Fee: \$52.00

## Vendor Name and Address:

Klamath County  
305 Main St, Rm 121  
Klamath Falls, OR 97601

## Vendee(s) Name and Address:

Michael Kincade Trustee of the Michael Kincade  
Revocable Trust of 2014  
4720 Loch Lomond Dr.  
Carmichael, CA 95608

## After recording, return to (Name, Address, Zip):

Michael Kincade Trustee of the Michael Kincade  
Revocable Trust of 2014  
4720 Loch Lomond Dr.  
Carmichael, CA 95608

## Until requested otherwise, send all tax statements to (Name, Address, Zip):

Michael Kincade Trustee of the Michael Kincade  
Revocable Trust of 2014  
4720 Loch Lomond Dr.  
Carmichael, CA 95608

**MEMORANDUM OF LAND SALE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that on **6/28/2017**, Klamath County, a Political subdivision of the State of Oregon, as vendor and **Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014**, as vendee(s) made and entered into a certain land sale agreement wherein said vendor agreed to sell to said vendee(s) and the latter agreed to purchase from said vendor the fee simple title in and to the following described real property in klamath county, state of oregon, to-wit:

**Description of real property:** See attached EXHIBIT "A" APN: R147861 MapTaxLot: R-2407-02000-00300-000

**Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.**

The true and actual consideration of the transfer, set forth in said Land Sale Agreement is \$90,225.00, all deferred payments bear interest at the rate of 16% per annum from the date of said Land Sale Agreement until paid. \*Recording fee subject to change\*

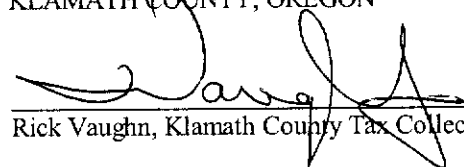
In Witness Whereof the said vendor has executed this Memorandum on **6/28/2017**.

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, and 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, 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 agreement to be executed in duplicate as of the day and year first above written.

**SELLER:**

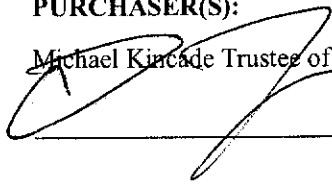
KLAMATH COUNTY, OREGON

  
Rick Vaughn, Klamath County Tax Collector

6/28/17  
Date

**PURCHASER(S):**

Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014

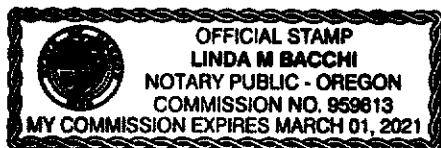
  
6/28/17  
Date

Date

STATE OF OREGON, County of KLAMATH ) ss.

On this 28<sup>th</sup> day of June 2017, before me personally appeared Rick Vaughn, Michael Kincade personally known to me/whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument, and acknowledged that he / she / they executed the same for the purposes herein contained.

(SEAL)



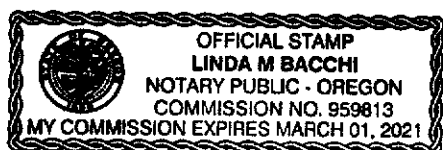
IN WITNESS WHEREOF, I hereto set my hand and official seal.

Linda M. Bacchi  
Notary Public for the State of Oregon  
My Commission Expires: March 1, 2021

STATE OF OREGON, County of KLAMATH ) ss.

BE IT REMEMBERED, That on this 28<sup>th</sup> day of June 2017, before me, the undersigned, appeared Rick Vaughn, Klamath County Tax Collector, personally known to me, who being duly sworn, did say that he, the said Rick Vaughn, is duly authorized and directed to sign this document in lieu of the Chairman of the Board of County Commissioners and Commissioner of KLAMATH County, Oregon, and the duly elected, qualified and acting Commissioners, respectively, of said County and State; and that the seal affixed to said within instrument, is that of said county and state; and said Klamath County Tax Collector acknowledge said instrument to be the free act and deed of said County.

(SEAL)



IN WITNESS WHEREOF, I hereto set my hand and official seal.

Linda M. Bacchi  
Notary Public for the State of Oregon  
My Commission Expires: March 1, 2021

**EXHIBIT "A"**

The Northwest Quarter of the Northwest Quarter, Southwest Quarter of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter of Section 20, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point 600 feet west of the Quarter corner between Section 17 and Section 20; thence South 110 feet; thence West 396 feet; thence North 110 feet; thence East 396 feet to the point of beginning, being in the Northeast Quarter of the Northwest Quarter of Section 20 in Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Map: R-2407-02000-00300