



2017-008237
Klamath County, Oregon
07/24/2017 01:43:00 PM
Fee: \$62.00

After recording, return to:

Walter R. Gowell, Attorney
P.O. Box 480
McMinnville, OR 97128

Send tax statements to:

Charles Cisco
213 Prescott St.
Klamath Falls, OR 97601

MEMORANDUM AGREEMENT AND ASSIGNMENT OF RENTS

THIS MEMORANDUM AGREEMENT AND ASSIGNMENT OF RENTS, made and entered into this 21st day of July, 2017, by and between **N. CHARLES O'CONNOR**, Successor Trustee of the Gordon N. Zimmerman Revocable Living Trust dated February 10, 2003, herein called "Seller", and by **CHARLES CISCO**, herein called "Buyer"

BE IT KNOWN that on July 21, 2017, a Real Estate Contract was entered into by and between Seller and Buyer wherein and whereby Seller agreed to sell and convey unto Buyer, and Buyer agreed to buy from the Seller the real premises and personal property situate in the County of Klamath, State of Oregon, described on Exhibit "A" attached hereto and by this reference made a part hereof, for the purchase price and upon the terms and conditions as contained in said contract. The true and actual consideration for this transfer, stated in terms of dollars is \$44,900.00. Buyer assigns to Seller herein all the rents, revenues, income, issues and profits from the property for collateral purposes.

USE OF PROPERTY. 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 set their hands and seal the day and year first hereinabove written.

Seller:

X

N. Charles O'Connor, Successor
Trustee of the Gordon N. Zimmerman
Revocable Living Trust dated February
10, 2003

Buyer:

Charles Cisco
Charles Cisco

After recording, return to:

Walter R. Gowell, Attorney
P.O. Box 480
McMinnville, OR 97128

Send tax statements to:

Charles Cisco
213 Prescott St.
Klamath Falls, OR 97601

MEMORANDUM AGREEMENT AND ASSIGNMENT OF RENTS

THIS MEMORANDUM AGREEMENT AND ASSIGNMENT OF RENTS, made and entered into this ____ day of July, 2017, by and between **N. CHARLES O'CONNOR**, Successor Trustee of the Gordon N. Zimmerman Revocable Living Trust dated February 10, 2003, herein called "Seller", and by **CHARLES CISCO**, herein called "Buyer

BE IT KNOWN that on July __, 2017, a Real Estate Contract was entered into by and between Seller and Buyer wherein and whereby Seller agreed to sell and convey unto Buyer, and Buyer agreed to buy from the Seller the real premises and personal property situate in the County of Klamath, State of Oregon, described on Exhibit "A" attached hereto and by this reference made a part hereof, for the purchase price and upon the terms and conditions as contained in said contract. The true and actual consideration for this transfer, stated in terms of dollars is \$44,900.00. Buyer assigns to Seller herein all the rents, revenues, income, issues and profits from the property for collateral purposes.

USE OF PROPERTY. 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 set their hands and seal the day and year first hereinabove written.

Seller:

X N. Charles O'Connor
N. Charles O'Connor, Successor
Trustee of the Gordon N. Zimmerman
Revocable Living Trust dated February
10, 2003

Buyer:

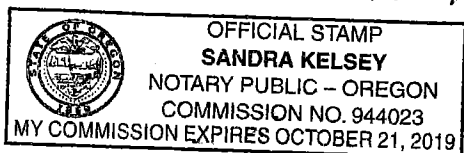
Charles Cisco

STATE OF OREGON, County of Washington ss.

July 21, 2017

Personally appeared the above named N. Charles O'Connor, Successor Trustee of the Gordon N. Zimmerman Revocable Living Trust dated February 10, 2003, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Sandra Kelsey



Sandra Kelsey
Notary Public for Oregon

My Commission Expires: 10-21-19

STATE OF OREGON, County of Klamath) ss.

July __, 2017

Personally appeared the above Charles Cisco and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for _____

My Commission Expires: _____

Exhibit A

Lots 5 and 6, Block 23, NORTH KLAMATH FALLS ADDITION, in the City of Klamath Falls, County of Klamath and State of Oregon

SUBJECT TO:

1. Taxes for the year 2017-2018
2. Zoning ordinances, building and use restrictions, reservation in federal patents, easements of record that affect the property and covenants conditions and restrictions of record..
3. Liens or encumbrances suffered or permitted by Buyer on or after July ____, 2017.

STATE OF OREGON, County of _____) ss.

July____, 2017

Personally appeared the above named N. Charles O'Connor, Successor Trustee of the Gordon N. Zimmerman Revocable Living Trust dated February 10, 2003, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

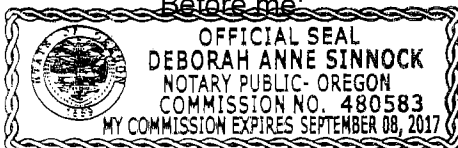
Notary Public for Oregon
My Commission Expires:_____

STATE OF OREGON, County of Klamath) ss.

July 21, 2017

Personally appeared the above Charles Cisco and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



Debbie Sinnock

Notary Public for Klamath Co.
My Commission Expires: 9.8.17

Exhibit A

Lots 5 and 6, Block 23, NORTH KLAMATH FALLS ADDITION, in the City of Klamath Falls, County of Klamath and State of Oregon

SUBJECT TO:

1. Taxes for the year 2017-2018
2. Zoning ordinances, building and use restrictions, reservation in federal patents, easements of record that affect the property and covenants conditions and restrictions of record..
3. Liens or encumbrances suffered or permitted by Buyer on or after July _____, 2017.