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**2017-013944**  
Klamath County, Oregon  
12/07/2017 01:35:01 PM  
Fee: \$52.00

  
MTC 193309 AM

## MEMORANDUM OF AGREEMENT OF SALE

This Memorandum of Agreement of Sale (this "Memorandum") is made as of the 13th day of November 2017, between Michael Menefee ("Seller") whose address is 2990 E. 17<sup>th</sup> Ave #2203, Denver, CO 80206 and Sharon Dianne Menefee ("Purchaser") whose address is P.O. Box 785, Keno, OR 97627.

Pursuant to an Agreement of Sale this same date ("Agreement"), Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, described as 15214 Broyles Avenue, Keno, OR 97627, and more particularly described as:

Lot 5 in Block 2 of Riverside Addition to Keno,  
According to the official plat thereof on file in  
The office of the County Clerk of Klamath County, Oregon.

Tax Code No.	021
Account No.	R500648
Map No.	R-3908-031C0-03400-000

The terms upon which Seller has sold the Property to Purchaser are set forth in the Agreement, to which reference is made for all purposes. The true and actual consideration for this conveyance is TWO HUNDRED SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$206,500.00). Purchaser will pay such amount, with interest, according to the terms of the Agreement, under which the final payment of principal and interest is due on 1<sup>st</sup> day of November, 2027.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, ORS 195.301 AND ORS 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 ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS

51.52.

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, ORS 195.301 AND ORS 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. Property Tax Account Nos. M47087, R695876, R833833, and R9760

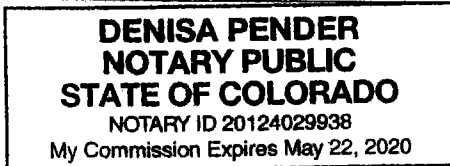
This Memorandum must be recorded in the official records of Klamath County, Oregon in order to give notice of the existence of the Agreement. This Memorandum will not be deemed or construed to define, limit, or modify the Agreement, or any provision thereof, in any manner.

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed as of the day and year first above written.

### ACKNOWLEDGMENTS

STATE OF COLORADO      )) ss.  
County of Denver        )

This record was acknowledged before me on the 14<sup>th</sup> day of November, 2017 by Michael C. Menefee.

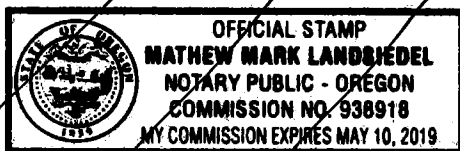


*[Signature]*  
Notary Public for Colorado  
My commission expires: 05/22/2020

STATE OF OREGON        )) ss.  
County of Klamath       )

This record was acknowledged before me on the 15<sup>th</sup> day of November, 2017 by Sharon Dianne Menefee.

(X)



*[Signature]*  
Notary Public for Oregon  
My commission expires: 5-10-19

*see attached Notary  
acknowledgement  
and signature*

State of California

County of Calaveras

This instrument was acknowledged before me on 12-6-17

By Sharon Dianne Menefee

*Sharon Dianne Menefee*  
*M. Rigger*

Notary Name (printed) M. RIGGEN, NOTARY PUBLIC

Notary Public for California

My commission expires: 7-30-21

