


MTC 218845 AM

After recording, return to:

Accu-Pay Servicing
PO Box 11198
Eugene, OR 97440

2018-001554

Klamath County, Oregon

02/08/2018 10:14:01 AM

Fee: \$52.00

Until a change is requested,
send tax statements to:

Kenneth P. Person and Joy A. Person
149850 Midstate Road
LaPine, OR 97339

MEMORANDUM OF CONTRACT OF SALE

DATED: February 8, 2018

PARTIES:

KTJ LaPine, LLC, an Oregon limited liability company ("Seller")

Kenneth P. Person and Joy A. Person ("Purchasers")

Pursuant to a Contract of Sale dated this same date, Seller sold to Purchasers all of Seller's interest in that certain real property located in Klamath County, Oregon and more particularly described as follows:

Lot 2 in Block 5 of Tract No. 1001, Second Addition to Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

If not earlier paid, all amounts owed under the Contract of Sale shall be due and payable in full on or before December 31, 2019, unless extended by mutual agreement of the parties.

The true and actual consideration for this conveyance is One Hundred Forty Eight Thousand Dollars (\$148,000.00).

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. 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, 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:

KTJ LAPINE, LLC, an Oregon limited liability company


Kerrie L. Johnson, Manager

PURCHASERS:

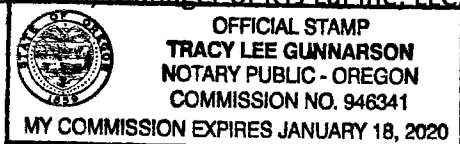
Kenneth P. Person

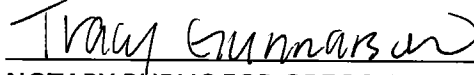
Joy A. Person

See
next
Page

STATE OF Oregon)
County of Lane) ss.

This instrument was acknowledged before me on February 1, 2018 by Kerrie L. Johnson, Manager of KTJ LaPine, LLC.




NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of _____) ss.

This instrument was acknowledged before me on January _____, 2018 by Kenneth P. Person and Joy A. Person.

NOTARY PUBLIC FOR OREGON

See next
Page

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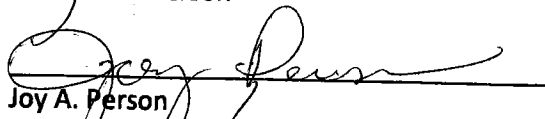
SELLER:

KTJ LAPINE, LLC, an Oregon limited liability company


Kerrie L. Johnson, Manager

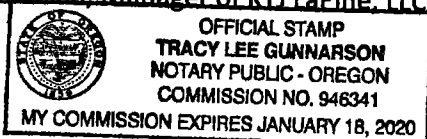
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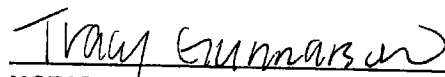

Kenneth P. Person


Joy A. Person

STATE OF Oregon)
County of Lane) ss.

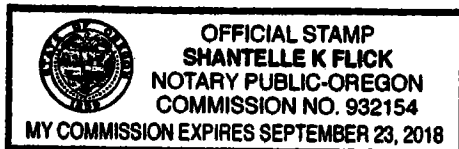
This instrument was acknowledged before me on ¹⁶ February 1, 2018 by Kerrie L. Johnson, Manager of KTJ LaPine, LLC.

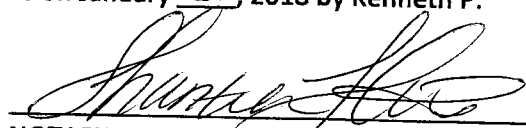



NOTARY PUBLIC FOR OREGON

STATE OF OREGON)
County of Deschutes) ss.

This instrument was acknowledged before me on ²⁸ February 2, 2018 by Kenneth P. Person and Joy A. Person.




NOTARY PUBLIC FOR OREGON