



221970AM

Sale Agreement # SWEN18400

## SEND ALL TAX STATEMENTS TO:

Shaun Grab and Ashley Grab  
P.O. Box 1902  
La Pine, OR 97739

2018-002402

Klamath County, Oregon

03/05/2018 09:46:01 AM

Fee: \$57.00

## AFTER RECORDING RETURN TO:

Shaun Grab and Ashley Grab  
P.O. Box 1902  
La Pine, OR 97739

## MEMORANDUM OF CONTRACT OF SALE

- 1 DATED: February 23, 2018
- 2 BETWEEN: RONALD A. VANDEHEY, HAZEL J. VANDEHEY, each as trustees of both the \*\*
- 3 Address: 10666 SW Moapa Ave, Portland, OR
- 4 97219-7814
- 5 \*\*The Ronald A. Vandehey Trust dtd 05/10/84 and The Hazel J. Vandehey Trust dtd
- 6 05/10/84 each as to an undivided 50% interest ("Seller")
- 7 AND
- 8 SHAUN GRAB, ASHLEY GRAB
- 9 Address: P.O. 1902
- 10 La Pine, OR 97739
- 11
- 12 ("Buyer")
- 13 Pursuant to a Contract of Sale ("Contract") dated www.myeax.com
- 14 Seller entered into an agreement to sell to Buyer the Seller's interest in that certain real property located in
- 15 KLAMATH County, Oregon, more particularly described in the attached Exhibit A
- 16 (hereinafter, the "Property"). If not paid earlier, all amounts owed under the Contract will be due and
- 17 payable no later than March 1, 2021; at such time, Seller shall convey fee title in the
- 18 Property to the Buyer.
- 19 Select only one:
- 20 ☒ The true and actual consideration paid for this transfer, stated in terms of dollars is
- 21 \$ 198,000.00 (\$198,000.00) #001
- 22 ☐ The actual consideration consists of or includes other property, or other value, given or promised,
- 23 which was either part of, or the whole consideration. (Note: Neither the monetary value nor a description
- 24 of the other property or value needs to be stated here. See ORS 93.030.)

Return To:

**AmeriTitle**

Seller Initials

Date

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25 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
26 SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND  
27 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9  
28 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS  
29 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
30 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE  
31 SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
32 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING  
33 DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY  
34 ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE  
35 APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
36 FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE  
37 RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.301 AND 195.305 TO  
38 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,  
39 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

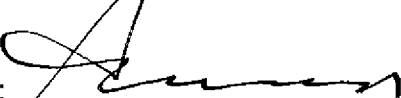
40 IN WITNESS WHEREOF, the undersigned represents that he/she/they has/have caused this  
41 Memorandum to be executed as of the day and year written above.


42 SELLER:

SELLER:

43 Signature:

Signature:

  
RONALD A. VANDEHEY, as Trustee  
of the Ronald A Vandehey Trust &  
ALSO the Hazel J. Vandehey Trust  
(both dated 05/10/84)

  
HAZEL J. VANDEHEY, as Trustee  
of the Hazel J. Vandehey Trust  
& ALSO the Ronald A. Vandehey Trust  
(both dated 05/10/84)

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Feb. 28. 2018 4:15PM

No. 5113 P. 3

Sale Agreement # SWEN18400



STATE OF OREGON )

County of Multnomah ) ss.

BE IT REMEMBERED, That on this 28 day of Feb, 18, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ronald Vandehey and acknowledged that he/she/they executed the foregoing instrument freely and voluntarily.

\*\* identified to me to be the person whose name is IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written

[Signature]  
Notary Public for Oregon

My Commission Expires: June-10-2019

\*\*identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of both the Ronald A. Vandehey Trust and the Hazel J. Vandehey Trust

STATE OF OREGON )

County of Multnomah ) ss.

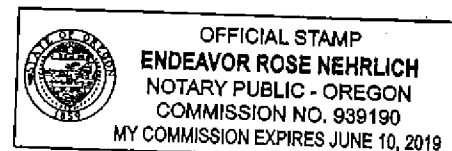
BE IT REMEMBERED, That on this 28 day of Feb, 18, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Hazel Vandehey (Seller/Beneficiary(ies)) and acknowledged that he/she/they executed the foregoing instrument freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]  
Notary Public for Oregon

My Commission Expires: June-10-2019

\*\*identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of both the Ronald A. Vandehey Trust and the Hazel J. Vandehey Trust



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EXHIBIT A  
(Attach Legal Description)

The following described real property situate in Klamath County, Oregon:

A parcel of land situate in the SE1/4 NE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of New Pine Acres, a subdivision situated in the NE1/4 NE1/4 of said Section 16 and which point is the intersection of the South line of Reeve Road and the East line of Kurtz Road as shown on said plat; thence South  $0^{\circ} 12' 32''$  West, along the East line of Kurtz Road, a distance of 1249.02 feet; thence North  $88^{\circ} 13' 49''$  East 605.29 feet to the True Point of Beginning; thence continuing North  $88^{\circ} 13' 49''$  East 684.25 feet; thence North  $00^{\circ} 07' 30''$  East 307.24 feet; thence West 684.60 feet; thence South 328.27 feet to the true point of beginning.

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