

2018-007313

Klamath County, Oregon

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00223999201800073130010011

06/18/2018 02:09:27 PM

Fee: \$82.00

Tony H. Wadley
5262 Panhandle Rd.
Chiloquin, OR 97624
Seller's Name and Address
William & Traci Hartsfield
P.O. Box 1005
Chiloquin, OR 97624
Buyer's Name and Address

After recording, return to (Name and Address):

Tony H. Wadley
5262 Panhandle Rd.
Chiloquin, OR 97624

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

William & Traci Hartsfield
P.O. Box 1005
Chiloquin, OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

MEMORANDUM OF LAND SALE CONTRACT

On Tony H. Wadley, as seller(s), and William & Traci Hartsfield husband and wife, as buyer(s), made and entered into a certain land sale contract, wherein the seller(s) agreed to sell to the buyer(s), and the buyer(s) agreed to purchase from the seller(s), the fee simple title in and to the following described real property in Klamath County, State of Oregon (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

5262 Panhandle Rd.
Chiloquin, OR 97624

Map: R-3107-01700-00400-000

TWP 31 RANGE 7 Block Sec 17, Tract W2SW4NE4NE4, Acres 5

The true and actual consideration paid for this transfer, set forth in the contract, is \$150,000.00, payable \$5,000.00 down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual (indicate which) installments of not less than \$957.00 each. All deferred payments shall bear interest at the rate of 5 % per annum from the date of the contract until paid.

The seller(s) executed this instrument on June 8, 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

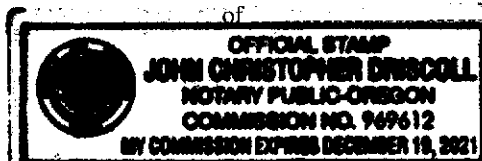
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

STATE OF OREGON, County of Klamath

This record was acknowledged before me on June 8, 2018
by Tony H. Wadley, William Hartsfield and Traci Hartsfield
This record was acknowledged before me on June 8, 2018
by Tony H. Wadley

as

of



Notary Public for Oregon

My commission expires December 18, 2021