

AFTER RECORDING RETURN TO:
Leahy Cox, LLP
188 West B Street, Bldg N
Springfield, OR 97477

UNTIL REQUESTED OTHERWISE,
SEND ALL TAX STATEMENTS TO:
Santos Flores and Shannali Wafford
3030 Lodi Street
Klamath Falls, OR 97603

2018-011739

Klamath County, Oregon

09/26/2018 11:49:00 AM

Fee: \$87.00

MEMORANDUM OF LAND SALE CONTRACT

BE IT REMEMBERED, that on the 18th day of Sept, 2018, Richard R. Arch, hereinafter known as Seller, Santos Flores and Shannali Wafford, hereinafter known as Buyer, made and entered into a certain agreement wherein and whereby the Seller agreed to sell and the Buyer agreed to purchase the following described real property, to-wit: ~~*~~ husband and wife

The Easterly 73.20 feet of the Southerly 32.50 feet of Lot 14 and the Easterly 73.20 feet of the Northerly 32.50 feet of Lot 13 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The terms and conditions of said sale are fully set forth in said agreement and reference thereto is hereby made. The consideration in this sale is \$135,000.00.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

SELLER:

Richard R. Arch

BUYER:

Santos Flores

Shannali Wafford

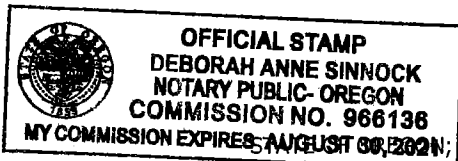
STATE OF OREGON; County of _____) ss.

Personally appeared this _____ day of _____, 2018, the above named Richard R. Arch and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

STATE OF OREGON; County of Klamath) ss.

Personally appeared this 18th day of Sept, 2018, the above named Santos Flores and acknowledged the foregoing instrument to be his voluntary act and deed.

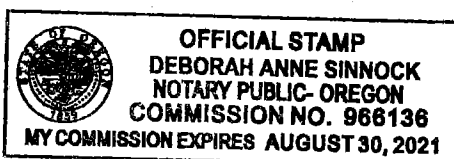


State of OR
County of Klamath) ss.

Deborah Anne Sinnock
Notary Public for Oregon

Personally appeared this 18th day of Sept, 2018, the above named Shannali Wafford and acknowledged the foregoing instrument to be her voluntary act and deed.

Deborah Anne Sinnock
Notary Public for Oregon



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3030 Lodi Street
Klamath Falls, OR 97603

MEMORANDUM OF LAND SALE CONTRACT

BE IT REMEMBERED, that on the 17 day of SEPT, 2018, Richard R. Arch, hereinafter known as Seller, Santos Flores and Shannali Wafford, hereinafter known as Buyer, made and entered into a certain agreement wherein and whereby the Seller agreed to sell and the Buyer agreed to purchase the following described real property, to-wit:

The Easterly 73.20 feet of the Southerly 32.50 feet of Lot 14 and the Easterly 73.20 feet of the Northerly 32.50 feet of Lot 13 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The terms and conditions of said sale are fully set forth in said agreement and reference thereto is hereby made. The consideration in this sale is \$135,000.00.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

SELLER:

Richard R. Arch
Richard R. Arch

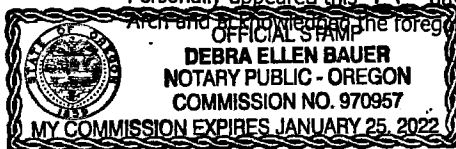
BUYER:

Santos Flores
Santos Flores

Shannali Wafford
Shannali Wafford

STATE OF OREGON; County of Lane) ss.

Personally appeared this 17th day of September, 2018, the above named Richard R. Arch and acknowledged the foregoing instrument to be his voluntary act and deed.



Debra E Bauer
Notary Public for Oregon

STATE OF OREGON; County of _____) ss.

Personally appeared this _____ day of _____, 2018, the above named Santos Flores and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

STATE OF OREGON; County of _____) ss.

Personally appeared this _____ day of _____, 2018, the above named Shannali Wafford and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon