



Seller Name and Address:

WESLEY D. KELLOM, SR. and JULIA A. KELLOM,
Trustees of the Wesley D. and Julia A. Kellom
Living Trust uad 5-23-1991
5909 Uhrmann Road
Klamath Falls, Oregon 97601

MTC 262624 AM

2018-014937

Klamath County, Oregon

12/13/2018 09:41:01 AM

Fee: \$87.00

Buyer Name and Address:

VICTOR NAZARIT VALENCIA
4327 Shasta Way
Klamath Falls, Oregon 97603

After Recording Return to:

AmeriTitle.
300 Klamath Avenue
Klamath Falls, Oregon 97601

Until A Change is Requested

Send Tax Statements to:

VICTOR NAZARIT VALENCIA
4327 Shasta Way
Klamath Falls, Oregon 97603

The true and actual consideration stated in this
instrument is: \$ 110,000.00.

MEMORANDUM
OF LAND SALE CONTRACT

KNOW ALL MEN BY THESE PRESENTS that by a certain Land Sale Contract made and entered into the 4th day of December, 2018, by and between **WESLEY D. KELLOM, SR. AND JULIA A. KELLOM, Trustees of the WESLEY D. AND JULIA A. KELLOM LIVING TRUST uad 5-23-1991**, hereinafter called "Seller" and **VICTOR NAZARIT VALENCIA**, hereinafter called "Buyer" agree to buy from Seller for the price of One Hundred Ten and No Hundredths Dollars (\$110,000.00) and on the terms and conditions set forth hereafter all of the real property situate in the County of Klamath, State of Oregon, civilly described as 4329 Shasta Way, Klamath Falls, Oregon and legally described as follows, to-wit:

LOT 1, GARDEN TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO taxes, contracts and/or liens for irrigation and/or drainage, covenants, conditions, restrictions, easements, homeowners association provisions, rights-of-way and other matters now of records, and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described property lying within the boundaries of roads or highways.

"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, 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, AND 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 effective as of the date first above written.

SELLER:

BUYER:

Wesley D. Kellom Sr.
Wesley D. Kellom, Sr., Trustee

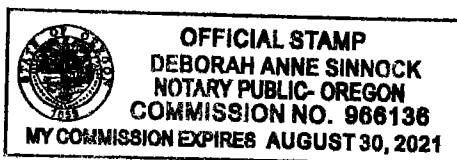
Victor Nazarit Valencia
Victor Nazarit Valencia

Julia A. Kellom
Julia A. Kellom, Trustee

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named Wesley D. Kellom, Sr. and Julia A. Kellom, Trustees of the Wesley D. and Julia A. Kellom Living Trust uad 5-23-1991 and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me this 4th day of Dec., 2018.

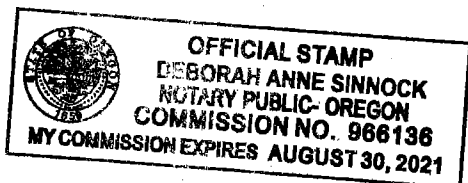


Deborah Anne Sinnock
NOTARY PUBLIC FOR OREGON
My Commission Expires 8-30-21

STATE OF OREGON, County of Klamath) ss.

PERSONALLY APPEARED the above-named Victor Nazarit Valencia and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me this 4th day of Dec., 2018.



Deborah Anne Sinnock
NOTARY PUBLIC FOR OREGON
My Commission Expires 8-30-21