

Send Tax Statements to Purchaser at:
Richard Lewis West
PO Box 142
Crescent, OR 97733

After Recording return to:
Becky Morgan
PO Box 776
Gilchrist, OR 97737

2019-001008

Klamath County, Oregon



00235210201900010080020026

02/04/2019 09:54:21 AM

Fee: \$87.00

MEMORANDUM OF CONTRACT

Opening Clause:

DATED:

1/18/2019

BETWEEN: Becky Morgan

("Seller")

AND: Richard Lewis West

("Purchasers")

Seller is selling and purchasers are buying the property commonly known as 447 Houser Lane, Gilchrist, Oregon and legally described as follows:

Beginning at a point 1312.72 feet East and 660.00 feet South from the Northwest corner of Section 17, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 215.28 feet; thence East 180 feet, more or less, to the center of the Little Deschutes River; thence Northeasterly along the center thereof 250 feet, more or less, to a point 300 feet East of the point of Beginning; thence West 300 feet, more or less, to the point of beginning.

the "Property").

The true and actual consideration for this conveyance is \$300,000.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

Closing Clause:

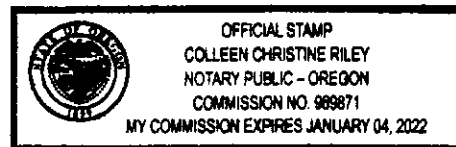
Becky Morgan
Becky Morgan, Seller

STATE OF OREGON)
) ss.
County of Klamath)

On this 25th day of January, 2019, before me personally appeared Becky Morgan, who being duly sworn and acknowledged the foregoing instrument to be her voluntary act.

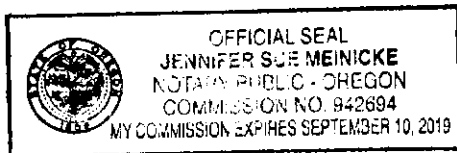
Colleen Christine Riley
Notary Public for Oregon
My commission expires: 1-4-22

Richard Lewis West
Richard Lewis West, Purchaser



STATE OF OREGON)
) ss.
County of Deschutes)

On this 18 day of January, 2019, before me personally appeared Richard Lewis West, who being duly sworn and acknowledged the foregoing instrument to be his voluntary act.



[Signature]
Notary Public for Oregon
My commission expires: 9/10/2019