

MTG 269080 AM

**Seller Name and Address:**

Berniece L. Etchevers  
Della M. Harreguy  
29270 Doak Road  
Chiloquin, Oregon 97624

**2019-004139**

**Klamath County, Oregon**

04/18/2019 10:38:00 AM

Fee: \$102.00

**Buyer Name and Address:**

Callie Gilchrist - Raab  
14315 Sprague River Road  
Chiloquin, Oregon 97624

**After Recording Return to:**

AmeriTitle - *Account Servicing*  
300 Klamath Avenue  
Klamath Falls, Oregon 97601

**Until A Change is Requested**

**Send Tax Statements to:**

Callie Gilchrist - Raab  
14315 Sprague River Road  
Chiloquin, Oregon 97624

The true and actual consideration stated in this instrument is: \$ 85,000.00

**MEMORANDUM**  
**OF LAND SALE CONTRACT**

KNOW ALL MEN BY THESE PRESENTS that by a certain Land Sale Contract made and entered into the 15<sup>th</sup> day of April, 2019, by and between **BERNIECE L. ETCHEVERS (as to an undivided 2/3 interest) and DELLA M. HARREGUY (as to an undivided 1/3 interest)** as tenants in common, hereinafter called "Seller" and **CALLIE GILCHRIST - RAAB**, hereinafter called "Buyer", Buyer agreed to buy from Seller and Seller agreed to sell to Buyer for the price of **Eighty Five Thousand and No Hundredths Dollars (\$85,000.00)** on the terms and conditions set forth hereafter all of the real property situated in the County of Klamath, State of Oregon, civilly described as 37249 Agency Lake Loop, Chiloquin, Oregon, 97624, legally described on **EXHIBIT A**, attached hereto and incorporated by this reference herein as if fully set forth.

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:**

Berniece L. Etchevers  
Berniece L. Etchevers

Della M. Harreguy  
Della M. Harreguy

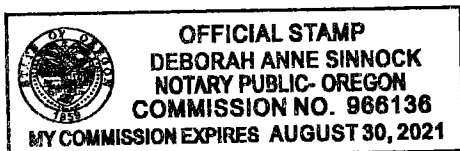
**BUYER:**

Callie Gilchrist / Raab  
Callie Gilchrist - Raab

STATE OF OREGON, County of Klamath ) ss.

PERSONALLY APPEARED the above-named Berniece L. Etchevers and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 15<sup>th</sup> day of April, 2019.

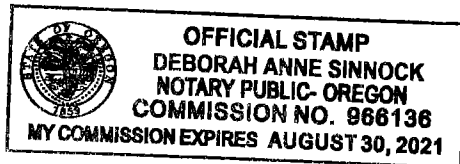


Deborah Anne Sinnock  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 8-30-21

STATE OF OREGON, County of Klamath ) ss.

PERSONALLY APPEARED the above-named Della M. Harreguy and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 15<sup>th</sup> day of April, 2019.

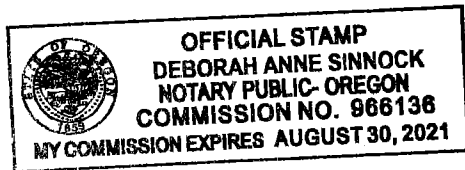


Deborah Anne Sinnock  
NOTARY PUBLIC FOR OREGON  
My Commission Expires 8-30-21

STATE OF OREGON, County of Klamath ) ss.

PERSONALLY APPEARED the above-named Callie Gilchrist - Raab and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 16<sup>th</sup> day of April, 2019.



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

## EXHIBIT "A"

North one-half of Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, subject to easement for public road on West 30 feet of said tract.

LESS AND EXCEPT: A parcel of land situated in the North one-half of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being particularly described as follows:

Beginning at a 1/2" iron rod on the Easterly line of said Lot 20, from which the South one-quarter section corner to said Section 6 bears South 53°12'51" West 1684.73 feet; thence South 89°27'57" West 1119.95 feet, along the Southerly line of the North one-half of Lot 20, to a 1/2" iron rod; thence North 01°41'17" East 100.00 feet to a 1/2" iron rod; thence North 89°27'57" East 400.00 feet to a 1/2" iron rod; thence South 01°41'17" West 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 307.26 feet to a 1/2" iron rod on the Northerly line of Lot 20; thence North 89°28'11" East 262.22 feet, along the Northerly line of Lot 20, to a 1/2" iron rod on the Easterly line of Lot 20; thence South 01°40'33" West 332.24 feet along the Easterly line of Lot 20 to the point of beginning.

ALSO LESS AND EXCEPT: The South 100 feet of the West 200 feet of the North half of Government Lot 20 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING a 30 foot roadway along the West boundary thereof, in Klamath County, Oregon.

ALSO LESS AND EXCEPT: A parcel of land, situated in Lot 20, Section 6, Township 35 South, Range 7 East, Willamette Meridian, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2" iron rod from which the one-quarter corner common to Sections 6 and 7 bears South 29°50'36" West, 1270.60 feet; thence South 01°41'17" West, 75.00 feet to a 1/2" iron rod; thence North 89°27'57" East, 457.73 feet to a 1/2" iron rod; thence North 01°40'33" East 75.00 feet; thence South 80°27'57" West 457.71 feet to the point of beginning.

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR LANE COUNTY

In the Matter of the Estate of

MARCINE ALMEDA VANDERHOFF

Deceased.

LETTERS TESTAMENTARY

Case No. 18PB09661

THIS CERTIFIES that the Will of MARCINE ALMEDA VANDERHOFF Deceased, has been accepted and ERIC VANDERHOFF has been appointed and is, at the date hereof, the duly appointed, qualified and acting Personal Representative of the will and estate of Decedent.

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the State of Oregon for the County of Lane, in which proceedings for administration upon the estate are pending, do hereto subscribe my name and seal of the court this 11th day of January, 2019.

(SEAL)



ELIZABETH RAMBO  
Clerk of the Court

By: Chambers Moss

Deputy

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE

STATE OF OREGON)

) SS:

COUNTY OF LANE )

I, ELIZABETH RAMBO, Court Administrator of the above-named County and State, and ex-officio Clerk of the Circuit Court of the State of Oregon for the County of Lane, do hereby certify that the foregoing copy of Letters of Testamentary has by me been compared with the original thereof, and that it is a correct transcript therefrom and of the whole of said original as the same appears on file in my office.

Said letters are now in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Circuit Court this 11th day of January, 20 19.

ELIZABETH RAMBO  
Clerk of the Court

By: Chambers Moss

Deputy

