

2019-005515

Klamath County, Oregon



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05/16/2019 03:41:21 PM

Fee: \$92.00

After recording, return to :
Richard Freitag and Tina Teeter
28594 Highway 70
Bonanza, OR 97623

Send tax statements to:
Timothy Howard
1575 Horton Road
Dairy, OR 97625

Seller:

Richard Freitag and Tina Teeter
28594 Highway 70
Bonanza, OR 97623

Purchaser:

Timothy Howard
1575 Horton Road
Dairy, OR 97625

MEMORANDUM OF CONTRACT OF SALE

DATED: May 16, 2019

BETWEEN: Richard Freitag and Tina Teeter (Seller")
28594 Highway 70
Bonanza, OR 97623

AND: Timothy Howard ("Purchaser")
1575 Horton Road
Dairy, OR 97625

Pursuant to a Contract of Sale dated of even date herewith, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached Exhibit A. If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on January 1, 2021. The true and actual consideration for this conveyance is \$220,000.00.

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. 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 DESCRIBED 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.

Richard Freitag
Returned at Counter

Exhibit A

The following described real property located in Klamath County, Oregon:

In Township 38 South, Range 11 East of the Willamette Meridian, Section 31: Lots 3, 4 and the E1/2 of the SW1/4; except those portions of Lots 3 and 4 described in Deed Volume 232 at page 340, in Deed Volume 151 at page 480, and in Deed Volume 107 at page 288; said property also being described as all that portion of the SW1/4 of Section 34 lying Northeasterly of the Dairy-Bonanza Highway and Easterly of the Buck Creek Channel.