

SEND ALL TAX STATEMENTS TO:

Keith Lintner
1440 Siskiyou St.
Klamath Falls OR 97601

2019-009484

Klamath County, Oregon

08/19/2019 03:59:10 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Keith Lintner AMERITITLE C/O ACCOUNT SERVICING
1440 Siskiyou St 300 KLAMATH AVE.
Klamath Falls Or. 97601

MEMORANDUM OF CONTRACT OF SALE

- 1 DATED: **March 19, 2019**
- 2 BETWEEN: **The Estate of Debra K Johnson**
- 3 Address: **1440 Siskiyou St, Klamath Falls, OR**
- 4 **97601**
- 5
- 6 ("Seller")
- 7 AND
- 8 **Keith Lintner**
- 9 Address: **1915 Del Moro St, Klamath Falls, OR**
- 10 **97601-1804**
- 11
- 12 ("Buyer")
- 13 Pursuant to a Contract of Sale ("Contract") dated **February 21, 2019**,
- 14 Seller entered into an agreement to sell to Buyer the Seller's interest in that certain real property located in
- 15 **Klamath** County, Oregon, more particularly described in the attached **Exhibit A**
- 16 (hereinafter, the "Property"). If not paid earlier, all amounts owed under the Contract will be due and
- 17 payable no later than **May 01, 2034**; at such time, Seller shall convey fee title in the
- 18 Property to the Buyer.
- 19 Select only one:
- 20 ☒ The true and actual consideration paid for this transfer, stated in terms of dollars is
- 21 **\$ 155,000.00**.
- 22 ☐ The actual consideration consists of or includes other property, or other value, given or promised,
- 23 which was either part of, or the whole consideration. (Note: Neither the monetary value nor a description
- 24 of the other property or value needs to be stated here. See ORS 93.030.)

Buyer Initials KL / Date 4/30/19

Seller Initials JS / Date 8-1-19

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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25 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
26 SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND
27 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9
28 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS
29 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
30 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
31 SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
32 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
33 DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY
34 ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE
35 APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
36 FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE
37 RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.301 AND 195.305 TO
38 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
39 CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

40 IN WITNESS WHEREOF, the undersigned represents that he/she/they has/have caused this
41 Memorandum to be executed as of the day and year written above.

42 SELLER:

SELLER:

43 Signature:

Signature:

Debra K Johnson P.R.
The Estate of Debra K Johnson
8-1-19

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Sale Agreement # 03252019KL

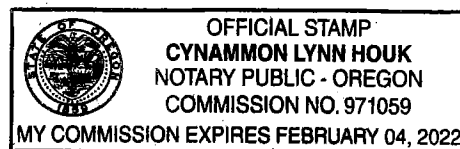
STATE OF OREGON)
) ss.
County of Klamath)

BE IT REMEMBERED, That on this 1 day of August, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jacob R. Johnson as Personal Representative of the Estate of Deborah K. Johnson and acknowledged that he/she/they executed the foregoing instrument freely and voluntarily. *Jacob Johnson*

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Cynammon Lynn Houk

Notary Public for Oregon
My Commission Expires: 02-04-2022



STATE OF OREGON)
) ss.
County of _____)

BE IT REMEMBERED, That on this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named _____ (Seller/Beneficiary(ies)) and acknowledged that he/she/they executed the foregoing instrument freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon
My Commission Expires: _____

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EXHIBIT "A"

Lot 50, WEST PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.