

2019-010473

Klamath County, Oregon

09/10/2019 09:26:02 AM

Fee: \$82.00

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELE

Gary and Julie Wade 2015 Trust

484 Snider Dr

Walla Walla WA 99362

Seller's Name and Address

Ron Dean Mackadams

1939 Leroy St

Klamath Falls OR 97601

Buyer's Name and Address

After recording, return to (Name and Address):

Gary and Julie Wade 2015 Trust

484 Snider Drive

Walla Walla WA 99362

Until requested otherwise, send all tax statements to (Name and Address):

Ron Dean Mackadams

1939 Leroy St

Klamath Falls OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

MEMORANDUM OF LAND SALE CONTRACT

On 9/1/2019

Gary Wade and Julie Wade, Trustees of the Gary and Julie Wade 2015 Trust

, as seller(s), and Ron Dean Mackadams

, as buyer(s).

made and entered into a certain land sale contract, wherein the seller(s) agreed to sell to the buyer(s), and the buyer(s) agreed to purchase from the seller(s), the fee simple title in and to the following described real property in Klamath County, State of Oregon (legal description of property; if space insufficient, continue description on reverse or on separate sheet):

Lot 19 in Block 33, HOT SPRINGS ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, set forth in the contract, is \$ 209,000.00, payable \$ 0.00 (None) down on the signing of the contract and the balance payable in ☒ monthly ☐ quarterly ☐ semi-annual ☐ annual (indicate which) installments of not less than \$ 1253.06 each. All deferred payments shall bear interest at the rate of 6.0 % per annum from the date of the contract until paid.

The seller(s) executed this instrument on 9/3/2019; any signature on behalf of a business or other entity is made with the authority of that entity.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

*Gary Wade Trustee*  
*Julie Wade Trustee*

STATE OF OREGON, County of Umatilla ss.

This record was acknowledged before me on 9/3/19 by Gary L. Wade & Julie A. Wade

This record was acknowledged before me on 9/3/19 by Gary L. Wade & Julie A. Wade as Trustees of Gary and Julie Wade 2015 Trust



*[Signature]*  
Notary Public for Oregon  
My commission expires 9/25/2020