

2019-011703

Klamath County, Oregon



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10/08/2019 11:21:12 AM

Fee: \$97.00

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Donald Hascall
P.O. Box 5062
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Cameron Jones
5645 LeLand Dr.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Cameron Jones
5645 LeLand Dr.
Klamath Falls, OR 97603

MEMORANDUM OF CONTRACT OF SALE

DATED October 4, 2019

BETWEEN:

Donald Hascall
P.O. Box 5062
Klamath Falls, OR 9761

“SELLER”

AND:

Cameron Jones
5645 Leland Dr.
Klamath Falls, OR 97603

“PURCHASER”

RECITALS

PURSUANT TO A CONTRACT OF SALE dated October 4, 2019, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows, to-wit:

See Exhibit A, attached hereto and incorporated by reference.

Real Property:

Map Tax Lot: 3909-011AA-06200
Property ID No. 548205

Manufactured Structures:

1973 Champion Homebuilders Co.

Property ID No. 165596

1968 Marlett

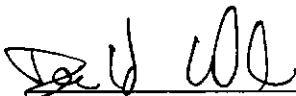
Property ID 156344

If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on the fifteenth anniversary of the Closing Date. The true and actual consideration for this conveyance is \$70,000.00.

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

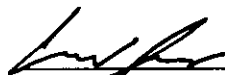
IN WITNESS WHEREOF, the parties have caused this memorandum to be executed as of the day and year first above written.

SELLER



Donald Hascall

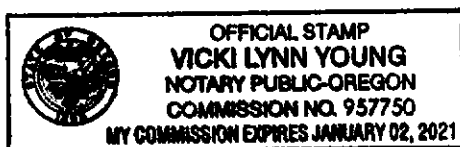
BUYER

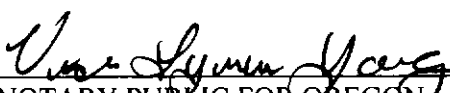


Cameron Jones

STATE OF OREGON, County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the 4th day of October, 2019, by Donald Hascall.




NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the ~~27~~²⁴ day of October, 2019, by Cameron Jones.



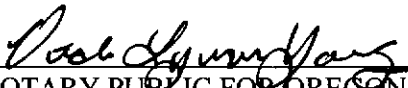

NOTARY PUBLIC FOR OREGON
My Commission expires: 1-2-2021

EXHIBIT 'A'

Lot 4, Block 1 of "Plat of Subdivision of Blocks 2B and 3 of Homedale", according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Excepting therefrom the South 5 feet thereof conveyed to Klamath County for road purposes by Volume 362 at page 561, Deed Records of Klamath County, Oregon.

Also excepting therefrom: a tract of land being a portion of Lot 4 in Block 1 of "Plat of Subdivisions of Blocks 2B and 3 of Homedale", situated in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right of way line of the O.C. & E railroad from which the Northeast corner of Parcel 1 of minor partition 82-83 bears South 66°42'00" East 338.50 feet; thence along the said Southerly right of way line North 66°42'00" West 66.32 feet, thence leaving said Southerly right of way line South 31°04'00" East 89.33 feet; thence South 14°44'00" East 46.92 feet; thence South 00°17'00" West 186.72 feet; thence North 01°00'42" East 103.65 feet; thence North 00°37'56" East 178.76 feet to the point of beginning and with bearings based on said plat of subdivision of Blocks 2B and 3 of Homedale, Klamath County, Oregon.

Together with the following: a tract of land being a portion of Lot 5 in Block 1 of "Plat of Subdivision of Block 2B and 3 of Homedale", situated in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Leland Drive from which the Northeast corner of Parcel 1 of Minor Partition 82-83 bears North 49°54'24" East 412.13 feet; thence along said Northerly right of way line North 74°55'18" West 1.53 feet; thence leaving said Northerly right of way line North 01°00'42" East 116.56 feet; thence South 00°17'00" West 116.94 feet to the point of beginning, and with bearings based on said plat of Subdivision of Blocks 2B and 3 of Homedale, Klamath County, Oregon.