

2020-003843

Klamath County, Oregon

03/31/2020 01:47:30 PM

Fee: \$87.00

After Recording Return to:
Bruce Allen Mathis
PO Box 1564
Klamath Falls, OR 97601

DE9498/359480AM

MEMORANDUM OF LAND SALE CONTRACT

On March 30, 2020, **Affordable Homes of Oregon, an Oregon Corporation**, as seller, and **Bruce Allen Mathis**, as buyer, made and entered into a certain land sale contract, wherein the seller agreed to sell to the buyer, and the buyer agreed to purchase from the seller, the fee simple title in and to the following described real property in Klamath County, State of Oregon:

Parcel 3 of Land Partition 10-94 situated in Government Lot 32, Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer set forth in the contact is \$35,500.00, payable in monthly installments of not less than \$550.00 each, and continuing until March 1, 2025, when the entire loan amount including principal, interest, and late payment fees shall be paid in full. All deferred payments shall bear interest at the rate of nine percent (9 1/2%) per annum from the date of the contract until paid.

The seller executed this instrument on March 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

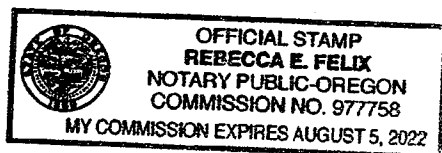
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Lester B. Jones
Affordable Homes of Oregon, Inc.
An Oregon Corporation
By: Lester B. Jones, its President

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was executed and acknowledged before me on this 30th day of March, 2020, by Lester B. Jones, President of Affordable Homes of Oregon, Inc.



Rebecca E. Felix
Notary Public for Oregon
My Commission Expires: Aug 05, 2022