

2020-016906

Klamath County, Oregon



00271367202000169060040041

12/28/2020 02:27:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Marcie Castro and Allison Webster
14 Via Zaragosa
Monterey, CA 93940

GRANTEE'S NAME AND ADDRESS:

Joy Hobbs
2024 Van Camp St.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

MEMORANDUM OF LAND SALE CONTRACT

DATED: December 19, 2018

BETWEEN: MARCIE CASTRO and
ALLISON WEBSTER., as
Tenants in Common
14 Via Zaragosa
Monterey, CA 93940

SELLER

AND JOY HOBBS
2024 Van Camp St.
Klamath Falls, OR 97601

PURCHASER

RECITALS

PURSUANT TO A LAND SALE CONTRACT dated December 19, 2018, Seller sold to Purchaser, Sellers' interest in that certain property located in Klamath County, Oregon, more particularly described as follows, to-wit:

Lot 1 and a portion of Lot 2 lying East of the state Highway right-of-way line, in Block 22 NORTH KLAMATH FALLS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Real Property ID No.: R185025
Map Tax Lot No.: R-3809-029BB-09200-000

If not earlier paid, all amounts owed under the Land Sale Contract will be due and payable on the 7th day of March, 2033.

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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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 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

Marcie Castro

Marcie Castro

Alison Webster

Alison Webster

Alison

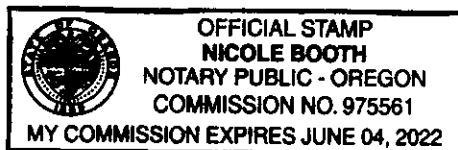
PURCHASER

Joy Hobbs

Joy Hobbs

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the 29th day of May, 2019, by Joy Hobbs.



Nicole Booth
NOTARY PUBLIC FOR OREGON
My Commission expires: 06/04/2022

(California notarial certificate(s) is/are attached hereto and incorporated herein by this reference.)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey

On March 24, 2020 before me, Melissa A. Mairose, Notary Public
(insert name and title of the officer)

personally appeared Marcie Castro
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

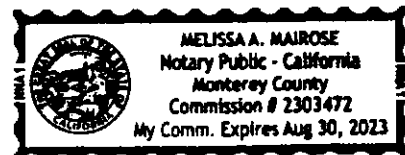
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Melissa A. Mairose

(Seal)



ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

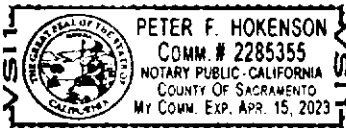
County of SACRAMENTO

} SS.

On 12/19/2020, before me, PETER F. HOKENSON, Notary Public,

personally appeared ALISON WEBSTER, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Peter F. Hokenson

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ GUARDIAN/CONSERVATOR
☐ SUBSCRIBING WITNESS
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

MEMORANDUM LAND SALE
TITLE OR TYPE OF DOCUMENT
CONTRACT

NUMBER OF PAGES _____

DATE OF DOCUMENT _____

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER

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