

2021-002630

Klamath County, Oregon



00274506202100026300020024

Recording requested by:

Charles and Deborah Johnson
30881 Walnut Drive SW
Albany, OR 97321

02/22/2021 12:35:14 PM

Fee: \$87.00

After recording, return to:

Larissa Ridenour
P.O. Box 531
Malin, OR, 97632

MEMORANDUM OF CONTRACT OF SALE

DATED: February 18, 2021

BETWEEN:

DEBORAH J. JOHNSON
30881 Walnut Drive SW
Albany, OR 97321

SELLER

AND:

LARISSA MAE RIDENOUR
P.O. Box 531
Malin, Oregon 97632

PURCHASER

RECITALS

PURSUANT TO A CONTRACT OF SALE dated September 11, 2019, Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described as follows, to-wit:

Lots 9 and 10 in Block 30, MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

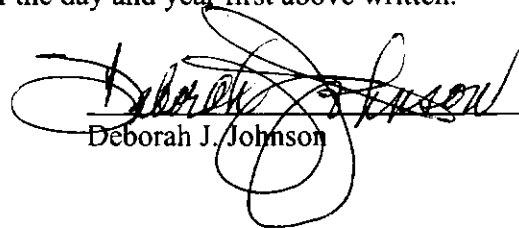
Tax Lot No.: R-4112-015BC-06700-000

If not earlier paid, all amounts owed under the Contract of Sale will be due and payable by May 15, 2023. The true and actual consideration for this conveyance is \$60,000.00.

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,

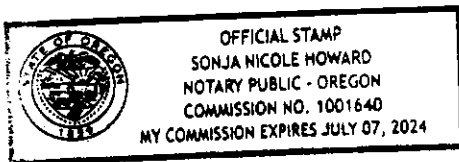
CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 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.

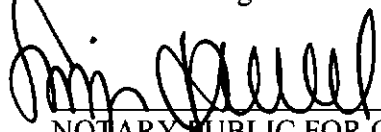
IN WITNESS WHEREOF, the party from whom the interest is intended to pass have caused this memorandum to be executed as of the day and year first above written.


Deborah J. Johnson

STATE OF OREGON; County of Benton) ss.

THE FOREGOING INSTRUMENT was acknowledged before me on the 19th day of February, 2021, by Deborah J. Johnson.




NOTARY PUBLIC FOR OREGON
My Commission expires: JULY 07, 2024