

2021-004180
Klamath County, Oregon



03/19/2021 03:49:11 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:
PARKS & RATLIFF, PC
620 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Robert A. Newnham
5851 Reeder Rd.
Klamath Falls, OR 97603

MEMORANDUM OF CONTRACT OF SALE

DATED: March 16, 2021

BETWEEN: ROBERT A. NEWNHAM, as Trustee of the ROBERT A.
NEWNHAM LIVING TRUST DATED JUNE 15, 2016
5851 Reeder Rd.
Klamath Falls, OR 97603 ("Seller")

AND STEVE COOK and TRACY COOK

("Purchasers")

RECITALS

PURSUANT TO A CONTRACT OF SALE dated March 16, 2021, Seller sold to Purchasers, an undivided one-half of Seller's interest in that certain real property located in Klamath County, Oregon, more particularly described as follows:

See Exhibit A.

If not earlier paid, all amounts owed under the Contract of Sale will be due and payable on by May 15, 2036.

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

Robert A Newnham
Robert A. Newnham, Trustee

PURCHASERS

Steve Cook
Steve Cook

Tracy Cook
Tracy Cook

STATE OF OREGON; County of Klamath) ss.

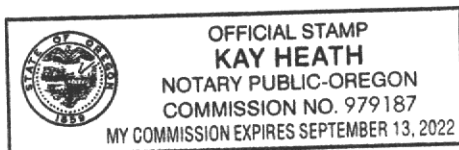
THE FOREGOING INSTRUMENT was acknowledged before me this 16 day of March, 2021, by Robert A. Newnham, who personally appeared.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-13-2022

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 16 day of November, 2020, by Steve Cook and Tracy Cook, who personally appeared.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-13-2022

EXHIBIT A

A tract of land situated in the W 1/2 of the SE 1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the SE 1/4 of said Section 17 which is North 00 degrees 07' 58" East 1090.00 feet from a brass cap monument marking the South quarter corner of said Section 17; thence South 89 degrees 52' 02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 52' 02" East 1272.65 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 52' 02" East 30.00 feet to the East line of the W 1/2 of the SE 1/4 of said Section 17; thence North 00 degrees 07' 21" East along said East line 260.00 feet; thence North 89 degrees 52' 02" West 30.00 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 52' 02" West 1272.60 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 52' 02" West 30.00 feet to the West line of the SE 1/4 of said Section 17; thence South 00 degrees 07' 58" West 260.00 feet to the point of beginning.