

AFTER RECORDING RETURN TO:
CASCADE TITLE COMPANY
811 WILLAMETTE ST., EUGENE, OR 97401

485330 AM
EUGENE 24511 M

After recording return to:

Frederick V. Riggs and Cynthia Harrod Riggs
87318 Green Hill Road
Eugene, OR 97402

(For Recorder's Use)

2021-012809

Klamath County, Oregon

08/20/2021 03:06:00 PM

Fee: \$97.00

Until a tax change is requested, all
tax statements shall be sent to:

Frederick V. Riggs and Cynthia Harrod Riggs
87318 Green Hill Road
Eugene, OR 97402

MEMORANDUM OF CONTRACT OF SALE

*AS TENANTS BY THE ENTIRETY

This Memorandum of Contract of Sale (this "Memorandum") is made as of August 13, 2021, between Frederick V. Riggs and Cynthia Harrod Riggs* (together, "Seller") whose address is 87318 Green Hill Road, Eugene, OR 97402 and Ronald Scott Brown and Wendel Kay Brown** (together, "Purchaser") whose address is P.O. Box 76, Mount Angel OR 97362.

**AS TENANTS BY THE ENTIRETY

Pursuant to a Contract of Sale dated this same date ("Contract"), Seller sold to Purchaser Seller's interest in that certain property in Klamath County, Oregon, more particularly described in the attached **Exhibit A**. The terms upon which Seller has sold the Property to Purchaser are set forth in the Contract, to which reference is made for all purposes. The true and actual consideration for this conveyance is \$315,000. Purchaser will pay such amount, with interest, according to the terms of the Contract, under which the final payment of principal and interest is due on October 1, 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, ORS 195.301 AND ORS 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 ORS 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, ORS 195.301 AND ORS 195.305 TO 195.336 AND SECTIONS 5 TO

EXHIBIT A
Legal Description

LOT 10, BLOCK 13, TRACT 1042, TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SUBJECT TO: RESERVATIONS AS THOSE CONTAINED IN PATENT OF THE UNITED STATES GOVERNMENT, THE STATE OF OREGON, AND RESERVATION CONTAINED IN THE DEDICATION OF TRACT 1042 OF RECORD IN KLAMATH COUNTY, OREGON; RIGHTS OF THE FEDERAL GOVERNMENT, THE STATE OF OREGON, AND THE GENERAL PUBLIC IN ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING BELOW THE HIGH WATER LINE OF THE LITTLE DESCHUTES RIVER; AND THE FOLLOWING FURTHER RESTRICTIONS: (1) ANIMALS WILL BE RESTRICTED TO HOUSEHOLD PETS. NO COWS, PIGS, CHICKENS, DUCKS OR GOATS; THREE HORSES PER LOT MAXIMUM. (2) BUILDINGS SHALL BE CONSTRUCTED IN A WORKMANLIKE MANNER AND COMPLY WITH STATE AND COUNTY BUILDING CODES. (3) ANY MOBILE HOME USED AS A PERMANENT RESIDENCE SHALL HAVE A RETAIL VALUE OF \$5,000.00 OR MORE WHEN INSTALLED. (4) ALL OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THEIR LOTS FREE OF TRASH AND REFUSE AT ALL TIMES. (5) NO TENTS SHALL BE USED AS DWELLINGS ON THE PROPERTY. (6) NO BUSINESS SHALL BE CONDUCTED ON LOTS 11 AND 12, BLOCK 6; AND LOTS 1 AND 2, BLOCK 13. (7) OWNERS SHALL COMPLY WITH ALL SANITARY LAWS AND REGULATIONS OF KLAMATH COUNTY AND THE STATE OF OREGON; AND WILL WARRANT AND DEFEND THE SAME AGAINST ALL PERSONS WHO MAY LAWFULLY CLAIM THE SAME, EXCEPT AS SHOWN ABOVE.

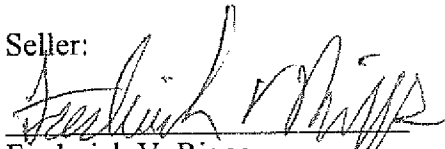
11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Property Tax Account No. 163664

This Memorandum must be recorded in the official records of Klamath County, Oregon in order to give notice of the existence of the Contract. This Memorandum will not be deemed or construed to define, limit, or modify the Contract, or any provision thereof, in any manner.

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

Seller:


Frederick V. Riggs


Cynthia Harrod Riggs

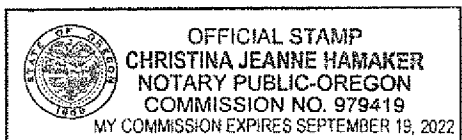
ACKNOWLEDGMENT

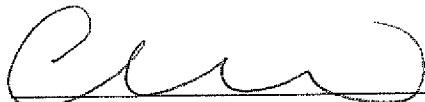
STATE OF OREGON)
County of Lane) ss.

This record was acknowledged before me on August 20, 2024, by

Frederick V. Riggs and Cynthia Harrod Riggs

STAMP, IF REQUIRED




Notary Public for Oregon
My commission expires: 9/19/2022

Purchaser:

Ronald Scott Brown

Ronald Scott Brown

Wendel Kay Brown

Wendel Kay Brown

ACKNOWLEDGMENT

STATE OF OREGON)

County of Lane) ss.

This record was acknowledged before me on August 20, 2021, by

Ronald Scott Brown and Wendel Kay Brown.

STAMP, IF REQUIRED

[Signature]
Notary Public for Oregon
My commission expires: 9/19/2022

