After Recording, Return To: 6616 Randy Rd. La Pine, OR 97739

M. Keith Walton and Nancy Walton

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04/04/2022 02:27:35 PM

Klamath County, Oregon

Fee: \$97.00

Tax Statements: Justin Vollmer and Ayla Vollmer 1772 Cheryl Drive La Pine, OR 97739

Consideration: \$229,000.00

## MEMORANDUM OF LAND SALE CONTRACT

THIS MEMORANDUM OF LAND SALE CONTRACT, executed effective March 16, 2022, is by and between

M. KEITH WALTON and NANCY ANN WALTON, husband and wife, as Sellers, and

JUSTIN VOLLMER and AYLA VOLLMER, husband and wife, as Buyers.

The Sellers have agreed to sell and convey to the Buyers, and the Buyers have taken possession of and has agreed to purchase and pay for the Sellers' ownership interest in the real property commonly known as 1772 Cheryl Drive, La Pine, Oregon 97739 and legally described as follows:

See Exhibit "A," attached hereto and incorporated herein,

in accordance with the terms and provisions of a separate Land Sale Contract of even date.

WARNING. 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 ACOUIRING 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.

Duly executed in duplicate.

M. Keith Walton

Vancy Ann Walton

M Theeth 1

**SELLERS** 

Justin Vollmer

Ayla Vollmer

BUYERS

Deschutes County, Oregon - ss:

On this 16 day of March, 2022 personally appeared M. Keith Walton and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon

My Commission Expires: VM 21

Deschutes County, Oregon - ss:

On this <u>No</u> day of March, 2022 personally appeared Nancy Ann Walton and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

OFFICIAL STAMP
TABATHA M BRISON
NOTARY PUBLIC-OREGON
COMMISSION NO. 1001376
MY COMMISSION EXPIRES JUNE 21, 2024

Notary Public for Oregon

My Commission Expires: \_\_

June 21,2024

## Deschutes County, Oregon - ss:

On this 19 march, 2022 personally appeared Justin Vollmer and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

OFFICIAL STAMP
RACHEL ANN GHEEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1016750
MY COMMISSION EXPIRES SEPTEMBER 12, 2025

Desi, Mutes\_ County, Oregon - ss:

Notary Public for Oregon
My Commission Expires: Sept. 12, 2025

On this  $\frac{|q|^{\kappa}}{|q|}$  day of March, 2022 personally appeared Ayla Vollmer and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Notary Public for Oregon

My Commission Expires: 500.12, 2025

## Exhibit "A" (Legal Description)

Real property in the County of Klamath, State of Oregon, described as follows:

LOT 6 IN BLOCK 18 OF THIRD ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON

## Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

