

After Recording, Return To:
M. Keith Walton and Nancy Walton
6616 Randy Rd.
La Pine, OR 97739

2022-004306

Klamath County, Oregon



00298194202200043060040048

04/04/2022 02:27:35 PM

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:

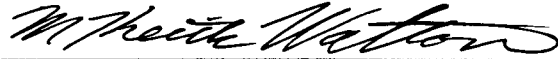
See Exhibit "A," attached hereto and incorporated herein,

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

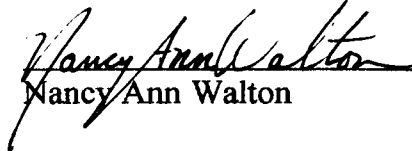
WARNING. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 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, 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




Nancy Ann Walton

SELLERS



Justin Vollmer



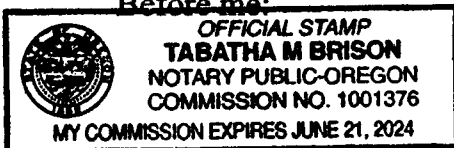
Ayla Vollmer

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.

Before me:





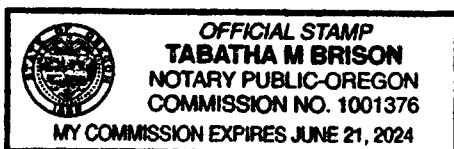
Notary Public for Oregon

My Commission Expires: June 21, 2024

Deschutes County, Oregon - ss:

On this 16 day of March, 2022 personally appeared Nancy Ann Walton and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:





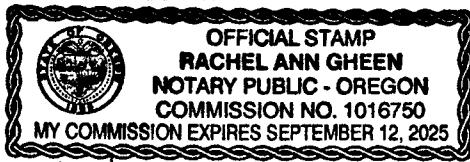
Notary Public for Oregon

My Commission Expires: June 21, 2024

Deschutes County, Oregon - ss:

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

Before me:

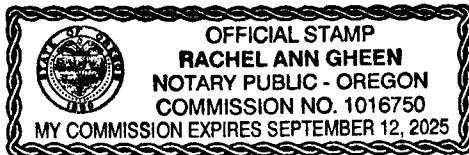


Rachel Ann Gheen
Notary Public for Oregon
My Commission Expires: Sept. 12, 2025

Deschutes County, Oregon - ss:

On this 19th day of March, 2022 personally appeared Ayla Vollmer and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Rachel Ann Gheen
Notary Public for Oregon
My Commission Expires: Sept. 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.