



2023-002975

Klamath County, Oregon

04/20/2023 01:40:01 PM

Fee: \$92.00

Until Further Notice, Send  
Tax Statements To:  
NO CHANGE

Grantor:

Thomas H. Hoskins and Theresa Laray Daniel,  
Trustee(s) of the HOSKINS/DANIEL Living Trust  
PO Box 415  
Monument OR 97864

Grantee:

Britney Leanne Young & All About Excavating And Plumbing INC  
5479 Old Midland RD  
Klamath Falls OR 97603

After Recording, Return To:

Britney Leanne Young & All About Excavating And Plumbing INC  
5479 Old Midland RD  
Klamath Falls OR 97603

MEMORANDUM OF SALE

Under the terms of a certain written Land Sale Contract of even date, Thomas H. Hoskins and Theresa Laray Daniel, Trustee(s) of the HOSKINS/DANIEL Living Trust, sold to Britney Leanne Young as to an undivided 70 % interest & All About Excavating And Plumbing INC., an Oregon corporation, as to an undivided 30 % interest, that certain real property in Klamath County, Oregon, more particularly described in attached Exhibit "A."

The true consideration for this conveyance is \$1,025,00.00.

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 17, 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.

DATED: April 19, 2023.

Thomas H. Hoskins

Thomas H. Hoskins, Trustee of the  
HOSKINS/DANIEL Living Trust

Theresa S. Daniel

Theresa Laray Daniel, Trustee of the  
HOSKINS/DANIEL Living Trust

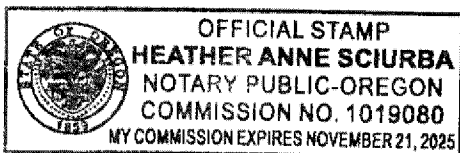
STATE OF OREGON            )  
  )ss.  
County of Klamath            )

This instrument was acknowledged before me this 19 day of April, 2023 by Thomas H. Hoskins and Theresa Laray Daniel, Trustee(s) of the HOSKINS/DANIEL Living Trust.

Heather Anne Sciurba

Heather Anne Sciurba  
Notary Public for Oregon

My Commission Expires: Nov 21 2025



## **Exhibit A**

### **PARCEL ONE:**

TRACT NO. 6 OF "400" SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

A portion of Lot 6 of the "400" SUBDIVISION, more particularly described as follows:

Beginning at the Southwest corner of Lot 6 of "400" SUBDIVISION: thence South 89 degrees 34' East, 35 feet to the true point of beginning: thence North parallel with the West lot line of said Lot 6, 480 feet, thence East 724 feet more or less to the Westerly right of way line of the Southern Pacific Railroad; thence along said right of way line South 36 degrees 30' East, 573 feet more or less to the Southeast corner of said Lot 6; thence North 89 degrees 34' West, 1055 feet more or less the point of beginning.

### **PARCEL TWO:**

A portion of Lot 6 of the "400" SUBDIVISION, more particularly described as follows:

Beginning at the Southwest corner of Lot 6 of "400" SUBDIVISION: thence South 89 degrees 34' East, 35 feet to the true point of beginning: thence North parallel with the West lot line of said Lot 6, 480 feet, thence East 724 feet more or less to the Westerly right of way line of the Southern Pacific Railroad; thence along said right of way line South 36 degrees 30' East, 573 feet more or less to the Southeast corner of said Lot 6; thence North 89 degrees 34' West, 1055 feet more or less the point of beginning.