

2025-003236

Klamath County, Oregon

05/01/2025 10:19:01 AM

Fee: \$97.00

Send Tax Statements to Purchaser at:

Kenneth Mort and Chanda Mort
11473 Harpold Road
Klamath Falls, OR 97603

After Recording, Return to:

Amy N. Barnhouse
1775 Washburn Way, #110
Klamath Falls, OR 97603

MEMORANDUM OF CONTRACT

DATED: April 29, 2025

BETWEEN: WANDA C. WRIGHT, TRUSTEE
OF THE WANDA C. WRIGHT TRUST
CREATED BY THAT CERTAIN DECLARATION OF
TRUST MADE THE 14TH DAY OF JUNE, 1999

SELLER

AND: KENNETH MORT AND CHANDA MORT

PURCHASER

Sellers are selling and purchasers are buying the property commonly known as 11473 & 11475 Harpold Road, Klamath Falls, County of Klamath, Oregon and having the following legal description (the "Property"):

See attached Exhibit "A" attached hereto and incorporated herein by reference.

Tax Account No. 627101 and 627094.

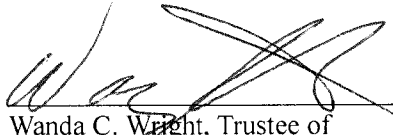
Together with a 1979 Homette Manufactured Home that is located on Tax Lot 2400 and a 1973 Pacifica Manufactured Home, Home ID #182652 also located on Tax Lot 2400.

The true and actual consideration for this conveyance is \$295,000.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE

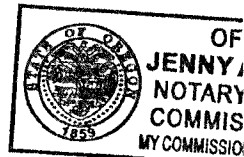
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

SELLER:


Wanda C. Wright, Trustee of
The Wanda C. Wright Trust Created
By that Certain Declaration of Trust
Made the 14th day of June, 1999

Date

4/29/25



BUYER:

BUYER:


Kenneth Mort

Date

4/29/25


Chanda Mort

Date

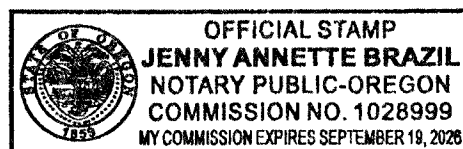
4-29-25


STATE OF OREGON)

) ss.

County of Klamath)

On this 29th day of April, 2025 personally appeared before me the above named Wanda C. Wright, Trustee of The Wanda C. Wright Trust Created By that Certain Declaration of Trust Made the 14th day of June, 1999 and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon

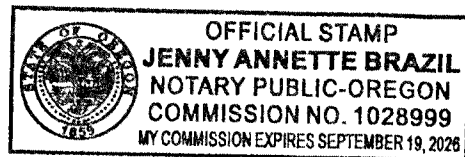
My Commission expires: 9/19/2026

STATE OF OREGON)

) ss.

County of Klamath)

On this 29th day of April, 2025, personally appeared before me the above named Kenneth Mort, and acknowledged the foregoing instrument to be his voluntary act and deed.



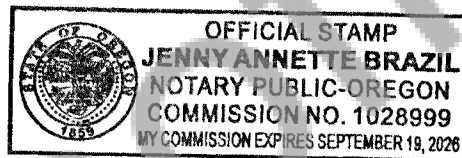
JAB
Notary Public for Oregon
My Commission expires: 9/19/2026

STATE OF OREGON)

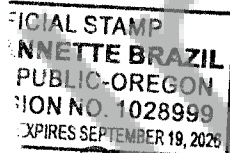
) ss.

County of Klamath)

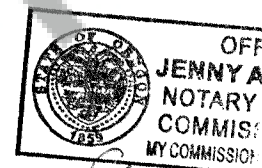
On this 29th day of April, 2025, personally appeared before me the above named Chanda Mort, and acknowledged the foregoing instrument to be her voluntary act and deed.



JAB
Notary Public for Oregon
My Commission expires: 9/19/2026



JB



JB

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the Northwest corner of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, and proceeding in a Southerly direction 660 feet; thence in an Easterly direction 1320 feet; thence Northerly 660 feet; thence in a Westerly direction 1320 feet to the point of beginning.

PARCEL 2:

The N1/2 N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

EXCEPTING THEREFROM, the following:

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Starting at the Northwest corner of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, and proceeding in a Southerly direction 660 feet; thence in an Easterly direction 1320 feet; thence Northerly 660 feet; thence in a Westerly direction 1320 feet to the point of beginning.