

**KNOW ALL MEN BY THESE PRESENTS**, that on October 26, 1998, **Klamath County**, a Political subdivision of the State of Oregon, as vendor and Wanda Powless, as vendee(s) made and entered into a certain Land Sale Agreement wherein said vendor agree to sell to said vendee(s) and the latter agreed to purchase from said vendor the fee simple title in and to the following described real property in Klamath County, State of Oregon, to-wit:

A parcel of land situated in Government Lots 11 & 14 of Section 10, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Lot 17, Block 8, Second Addition to Nimrod River Park, a duly recorded subdivision; thence South 31° 44' 01" West a distance of 967.05 feet to the Northerly bank of the Sprague River; thence South 48° 33' 37" East along said bank 80 feet; thence North 46° 44' 40" East 1155.06 feet; thence Northerly along the boundary of said cul-de-sac on a 50 feet radius curve to the right (central angle = 97° 40' 22") a distance of 85.24 feet to the Southeast corner of Lot 25, Block 8, Second Addition To Nimrod River Park; thence North 88° 42' 46" West 400.00 feet along the Southerly tract line of said Second Addition To Nimrod River Park to the point of beginning. Said parcel contains 5.58 acres more or less. Bearings and distances based on Survey #1512 on file in the Klamath County Surveyors office.

**SUBJECT TO** Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

The true and actual consideration of the transfer, set forth in said Land Sale Agreement is \$3,303.00, all deferred payments bear interest at the rate of 10% per annum from the date of said Land Sale Agreement until paid.

In Witness Whereof the said vendor has executed this Memorandum November 13, 1998.

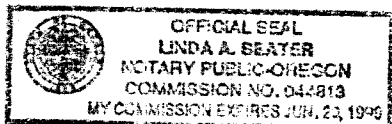
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE SIMPLE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

  
Francis Roberts, Director of Public Works

(STATE OF OREGON, County of Klamath) ss. November 13, 1998.

Personally appeared the above named Director of Public Works and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



  
Notary Public for Oregon  
My Commission Expires: June 23, 1999

Klamath County  
403 Pine Street, Suite 300  
Klamath Falls, OR 97601  
**VENDOR NAME & ADDRESS**

Wanda Powless  
2425 Summers Lane #29  
Klamath Falls, OR 97603  
**VENDEE(S) NAME & ADDRESS**

**AFTER RECORDING RETURN TO:**  
Wanda Powless  
2425 Summers Lane #29  
Klamath Falls, OR 97603


Until a change is requested all tax statements shall be sent to the following address:

Wanda Powless  
2425 Summers Lane #29  
Klamath Falls, OR 97603

State of Oregon, County of Klamath, I certify that the within instrument was received for record on the 16th day of November, 1998, at 3:20 o'clock P.M., recorded in Book/reel/volume No. M98 on Page 41832 or as fee/file/instrument/microfilm/reception No. 69799.  
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

  
Name & Title

Fee \$30.00