

98 NOV 16 P3:20

**MEMORANDUM OF LAND SALE AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that on October 26, 1998, Klamath County, a Political subdivision of the State of Oregon, as vendor and Daniel R. Rogers, 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 tract of land situated in Lot 4 in the SE1/4 SE1/4 of Section 16, Township 33 South, Range 7.5 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the North line of "A" Street and the West line of Reserve Street; thence Northwesterly along the West line of Reserve Street 68 feet more or less to the Southeast corner of a tract of land conveyed by deed recorded December 5, 1927, in Volume 79, Page 196, Deed Records of Klamath County, Oregon; thence West along the South line of said deed and its extension 125 feet; thence South at right angles to the North line of "A" Street; thence East along said North line to the point of beginning.

**SUBJECT TO:**

- (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- (2) Right of way for pole line, including the terms and provisions thereof (limited to 10 feet wide) for electrical transmission on West side of Crater Lake Highway conveyed to California Oregon Power Company, recorded November 3, 1927, in Deed Volume 53, at Page 79.
- (3) Purchaser acknowledges that there are underground storage tanks on this property. There may be required a clean-up cost associated with the environmental clean-up. The purchaser accepts the underground storage tanks on the property in their present condition, as is, including latent defects, without any representations or warranties, expressed or implied. Purchaser further acknowledges that in the event of an environmental clean-up, Klamath County has no liability for any costs associated with the environmental clean-up.
- (4) 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 \$1,600.00, all deferred payments bear interest at the rate of 9% 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.

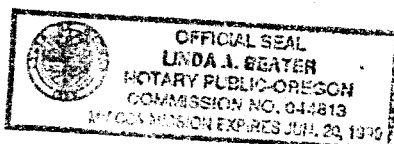
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE SIMPLE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT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

Francis Roberts  
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)



Linda A. Beater  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

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

Daniel R. Rogers  
P O Box 567  
Fort Klamath, OR 97626  
**VENDEE(S) NAME & ADDRESS**

**AFTER RECORDING RETURN TO:**  
P O Box 567  
Fort Klamath, OR 97626

Until a change is requested all tax statements shall be sent to the following address:  
P O Box 567  
Fort Klamath, OR 97626

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 41835 or as fee/file/instrument/microfilm/reception No. 69802 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Kathleen Rose  
Name & Title

Fee \$30.00