

1999 JUL -7 File 3: **MEMORANDUM OF LAND SALE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, that on June 17, 1999, **Klamath County**, a Political subdivision of the State of Oregon, as vendor and Rich Stewart, 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:

Beginning at the NW corner of the NW1/4 SW1/4 of Sec. 20, T 38 S, R 9 EWM, Kl. Co., OR; thence East 1322.5' to the NE corner of the NW1/4 SW1/4 of said Sec. 20, T 38 S, R 9 EWM, Kl. Co., OR; thence S 0° 13' E. 1052.18', m/l to the intersection with the Northeasterly boundary of land owned by the Southern Pacific Co.; thence N. 63° 38' W. 975.96' along the Northeasterly boundary of that land owned by the Southern Pacific Co.; thence S. 26° 22' W. 50.0' along the Northeasterly boundary of the Southern Pacific Co. land; thence N. 63° 38' W. 467.0' m/l to the point of intersection of the Northeasterly boundary of the Southern Pacific Co. right-of-way and the Westerly line of the NW1/4 SW1/4 of Sec. 20, T 38 S, R 9 EWM, Kl. Co., OR; thence North along said Westerly line of the NW1/4 SW1/4 of Sec. 20, T 38 S, R 9 EWM, Kl. Co., OR to the point of beginning, all being that portion of the NW1/4 SW1/4 of Sec. 20, T 38 S, R 9 EWM, Kl. Co., OR which lies North of the Southern Pacific Co.'s right-of-way. **Excepting** therefrom a tract of land situated in the NW1/4 SW1/4 of Sec. 20, T 38 S, R 9 EWM, Kl. Co., OR.. Beginning at the intersection of the East line of the NW1/4 SW1/4 and the North right-of-way line of the Southern Pacific Railroad right-of-way; thence North along said East line to the NE corner of the NW1/4 SW1/4; thence West along the North line of said NW1/4 SW1/4 to the centerline of the Westside Bypass as now located; thence Southerly along said centerline to the Northerly right-of-way line of aforementioned Railroad; thence Southeasterly along said Nly line to the point of beginning. **Also Excepting** therefrom any portion of the above property conveyed to Klamath County and the State of Oregon for highway purposes.

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 \$27,000.00, all deferred payments bear interest at the rate of 10% per annum from the date of said Land Sale Agreement until paid.

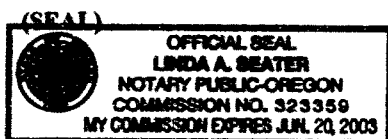
In Witness Whereof the said vendor has executed this Memorandum July 7, 1999.

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, Klamath County Surveyor

(STATE OF OREGON, County of Klamath) ss. July 7, 1999.

Personally appeared the above named Klamath County Surveyor and acknowledged the foregoing instrument to be his voluntary act and deed.



Linda A. Seater
Notary Public for Oregon
My Commission Expires: Jun 20, 2003

Klamath County
305 Main Street, Rm 238
Klamath Falls, OR 97601
VENDOR NAME & ADDRESS

Rich Stewart
P O Box 1251
Grants Pass, OR 97528
VENDEE(S) NAME & ADDRESS

AFTER RECORDING RETURN TO:
Rich Stewart
P O Box 1251
Grants Pass, OR 97528

Until a change is requested all tax statements shall be sent to the following address:
Rich Stewart
P O Box 1251
Grants Pass, OR 97528

State of Oregon, County of Klamath, I certify that the within instrument was received for record on the _____ day of _____, 1999, at _____ o'clock _____ M., recorded in Book/reel/volume No. _____ on Page _____ or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Name & Title

State of Oregon, County of Klamath
Recorded 7/07/99, at 3:08 p.m.
In Vol. M99 Page 27128
Linda Smith,
County Clerk Fee \$ 30 - KRL

all 30-