

After recording, return to
(File No. 78160017)

Mark B. Comstock
P.O. Box 749
Salem, OR 97308-0749

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

Veronica Atwood

State of Oregon, County of Klamath
Recorded 04/30/2003 11:40 a.m.
Vol M03 Pg 28379-81
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 3

MEMORANDUM OF LAND SALE CONTRACT

BY AN INSTRUMENT in writing, dated April 30th, 2003, James M. Severin as Seller, and Veronica Atwood and Jerald Blackburn, Sr., as Buyer, made and entered into a contract in which Seller agrees to sell and Buyer agrees to purchase the following-described real property for the true consideration of \$110,000.00, said real property being situated in the County of Klamath, State of Oregon, to-wit:

The E 1/2 E 1/2 SW 1/4 SE 1/4 of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center thread of the Williamson River.

SUBJECT TO:

1. The subject property lies within the boundaries of the Fire Patrol District and is subject to the levies and assessments thereof.
2. The rights of the public in and to that portion of the herein described property lying within the limits of roads and highways.
3. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of the Williamson River.
4. Rights of the public, riparian owners and governmental bodies as to the use of the waters of the Williamson River and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.
5. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of the Williamson River.
6. Subject to all subsurface rights except water, to the Heirs of Virgil Wilaons, their heirs and assigns and subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901, as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971, in Book M-71 at Page 11459, Microfilm Records.

7. An easement created by instrument, including the terms and provisions thereof, recorded January 22, 1976, in Book M-76, page 1098, for 60 foot roadway for ingress and egress over the Northerly boundary.
8. An easement created by instrument, including the terms and provisions thereof, recorded September 13, 1983, in Book M-83, page 15543, in favor of Telephone Utilities of Eastern Oregon, Inc., an Oregon Corporation, for Underground telephone facilities.
9. An easement created by instrument, including the terms and provisions thereof, dated August 2, 1982, recorded August 13, 1982, in Book M-82, page 10495, in favor of Larry W. Null, Sr. and Dortha M. Null, husband and wife, Preston H. Gandy and Ella M. Gandy, husband and wife, for a permanent, assignable, non-exclusive easement for the use of an existing road 20 feet wide.
10. An easement created by instrument, including the terms and provisions thereof, dated July 8, 1977, recorded June 6, 2001, in Book M-01, page 26508, in favor of Midstate Electric Cooperative, Inc., a Cooperative Corporation, for electric transmission and/or distribution line of system.
11. Lack of a right of access to and from said land. The property herein described does not appear, of record, to have access to a public street or way.

and having Tax Account Number Levy Code 008, Map No. R-3207-02400-00600-000, Key No. R84615.

The contract provides, among other things, that all sums secured by the contract are immediately due and payable upon sale of any part of the real property, or an interest therein.

The terms and conditions of the contract are fully set forth in the contract and reference thereto is hereby made.

LAND USE AND FIRE PROTECTION

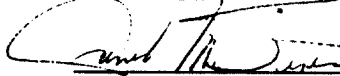
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. ORS 93.040(1)

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, WHICH, IN FARM OR FOREST ZONES MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES. ORS 93.040(2)

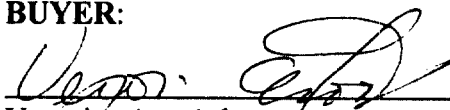
DATED this 30th day of April, 2003.

SELLER:



James M. Severin

BUYER:



Veronica Atwood



Jerald Blackburn, Sr.

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on 30th day of April, by James M. Severin.

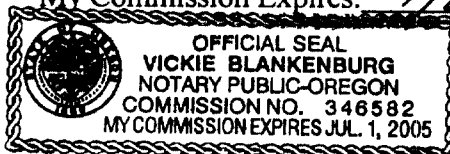
Before me:



NOTARY PUBLIC FOR OREGON

My Commission Expires: 7/01/05

STATE OF OREGON)
) ss.
County of Klamath)



This instrument was acknowledged before me on 30th day of April, by Veronica Atwood.

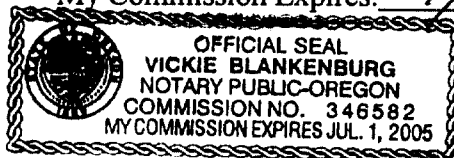
Before me:



NOTARY PUBLIC FOR OREGON

My Commission Expires: 7/01/05

STATE OF OREGON)
) ss.
County of Klamath)



This instrument was acknowledged before me on 30th day of April, by Jerald Blackburn, Sr.

Before me:



NOTARY PUBLIC FOR OREGON

My Commission Expires: 7/01/05

