

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

Lynne R. Cabral  
21910 Sprague River Rd  
Chiloquin, OR 97624-8611  
**VENDEE(S) NAME & ADDRESS**

Lynne R. Cabral  
21910 Sprague River Rd  
Chiloquin, OR 97624-8611  
**AFTER RECORDING RETURN TO:**

Lynne R. Cabral  
21910 Sprague River Rd  
Chiloquin, OR 97624-8611  
**Until a change is requested all tax statements  
shall be sent to the following address:**

**2007-010271**  
Klamath County, Oregon



06/07/2007 09:56:54 AM

Fee: \$21.00

**MEMORANDUM OF LAND SALE AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, that on May 24, 2007, **Klamath County**, a Political subdivision of the State of Oregon, as vendor and **Lynne R. Cabral**, as vendee(s) made and entered into a certain Land Sale Agreement wherein said vendor agreed 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: The tracts of land situated in Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the intersection of the North-South centerline of said Section 3 and the Southerly right of way line of the Sprague River Highway; thence South along said centerline of Section 3 a distance of 220 feet, more or less, to the center one-fourth corner of said Section 3; thence West along the East-West centerline of said Section 3 to the Northwest corner of the E½ NW¼ SW¼ of said Section 3; thence South along the West line of the E½ NW¼ SW¼ of said Section 3 to the South-West corner of the E½ NW¼ SW¼ of said Section 3; thence South 57° 30' East a distance of 1350 feet; thence North 37° 30' East a distance of 880 feet, more or less, to a point that is 307 feet Westerly from measured at right angles to the North-South centerline of said Section 3; thence North parallel with and 307 feet Westerly from the North-South centerline of said Section 3 to a point that is 40 feet Southerly from measured at right angles to the East-West centerline of said Section 3; thence East parallel with and 40 feet Southerly from the East-West centerline of said Section 3 to the North-South centerline of said Section 3; thence Northeasterly to a point on the Southerly right of way line of the Sprague River Highway, said point being 200 feet Southeasterly from the point of beginning; thence Northwesterly along the Southerly right of way line said Highway a distance of 200 feet to the point of beginning. Excepting therefrom the NE¼ of the NW¼ of the SW¼ and the NW¼ of the NE¼ of the SW¼ of Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Subject to covenants, conditions, restrictions, easements, reservations, 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 \$95,000.00, 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** May 31, 2007.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37).**

Michael R. Markus  
Michael R. Markus, Klamath County Surveyor

**STATE OF OREGON, County of Klamath) ss.**

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

**(SEAL)**



Notary Public for Oregon  
My Commission Expires: 26, 2007