

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

Bruce A. & Vicki L. Hurst
238 S Seymour St
Napa, CA 94559

VENDEE(S) NAME & ADDRESS

Bruce A. & Vicki L. Hurst
238 S Seymour St
Napa, CA 94559

AFTER RECORDING RETURN TO:

Bruce A. & Vicki L. Hurst
238 S Seymour St
Napa, CA 94559
**Until a change is requested all tax statements
shall be sent to the following address:**

2007-010714
Klamath County, Oregon



06/14/2007 09:29:42 AM

Fee: \$26.00

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 **Bruce A. Hurst & Vicki L. Hurst, as Tenants by the Entirety**, 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:

All that portion of Lot 6 lying Northerly of the following described line situated in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point located on the line between Government Lots 5 and 6, said point being located South 0° 03' 07" West, 319.0 feet from the North quarter corner of Section 36; thence South 89° 43' 16" East, 620.0 feet to a point; thence in a Southeasterly direction to the Northwest corner of Lot 7; all in Section 36, Township 39 South, Range 7 East of the Willamette Meridian.

Saving and excepting therefrom that portion of Lot 6 and the NE¼ of the NE¼ of said Section 36 lying within the following described parcel of land:

A tract of land situated in the SE¼ of the SE¼ of Section 25 and the N½ of the NE¼ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the Northerly right of way line of the Weyerhaeuser Logging Road and the Southerly line of the right of way of the Old Klamath River Road from which the Southwest corner of the SE¼ of the SE¼ of Section 25 said Township and Range bears North 80° 13' 20" East 805.80 feet distant; thence North 69° 29' East along the Southerly right of way of the Klamath River Road, 396.33 feet to the North line of Section 36, Township 39 South, Range 7 East of the Willamette Meridian; thence South 89° 43' 16" East 422.91 feet to the Southwest corner of said SE¼ of the SE¼ of said Section 25; thence North 0° 12' 12" West 148.09 feet to the Southerly right of way of the said Klamath River Road; thence North 86° 02' 11" East along said right of way 302.82 feet; thence South 33° 29' East 608.53 feet, more or less to the Northerly right of way line of the Weyerhaeuser Logging Road; thence along the said Northerly right of way in a Westerly direction to the point of beginning.

Also saving and excepting therefrom a strip of land 66 feet in width conveyed to Weyerhaeuser Timber Company by deed recorded January 3, 1929, in Book 85 at Page 104, Deed Records of Klamath County, Oregon.

Also excepting therefrom that portion lying within the boundaries of Klamath River Acres Subdivision and First Addition to Klamath River Acres Subdivision.

Also excepting therefrom that portion conveyed to Donald William Bell and Audrey Lavon Bell, recorded November 25, 1981, in Book M81, at Page 20408, further described as follows: Beginning at a 5/8" iron rod on the Southeasterly line of Klamath River Road (a public road-by use) from which the quarter corner common to Sections 25 and 36 bears North 54° 04' 10" West 394.87 feet; thence N 61° 28' 41" East 205.26 feet, along the Southeasterly line of said Klamath River Road to a 5/8" iron rod on the Southwesterly line of Riveredge Road of Klamath River Acres Subdivision; thence along the Southwesterly line of said Riveredge Road, South 54° 58' 00" East 80.48 feet to a 5/8" iron rod; thence continuing along the Southwesterly line of said Riveredge Road, along a 1048.37 foot radius curve to the left 99.40 feet, the long chord of which bears South 57° 40' 34" East 99.35 feet to a 5/8" iron rod; thence N 89° 46' 30" West 330.12 feet to the place of beginning, all lying in Government Lot 6, Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of 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 \$10,000.00, 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.

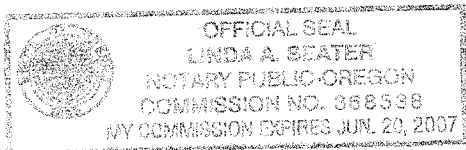
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (BALLOT MEASURE 37). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE 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. May 31, 2007

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

(SEAL)



Linda A. Seater
Notary Public for Oregon
My Commission Expires: Jun 20, 2007