

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

NJN Flynn Investments, LLC
421 South G St
Lakeview, OR 97630

VENDEE(S) NAME & ADDRESS

NJN Flynn Investments, LLC
421 South G St
Lakeview, OR 97630

AFTER RECORDING RETURN TO:

NJN Flynn Investments, LLC
421 South G St
Lakeview, OR 97630

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

2008-009022

Klamath County, Oregon



00048427200800090220020028

06/20/2008 09:26:51 AM

Fee: \$26.00

MEMORANDUM OF LAND SALE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that on June 12, 2008, **Klamath County**, a Political subdivision of the State of Oregon, as vendor and **NJN Flynn Investments, LLC**, 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:

A portion of Government Lot 16 in the E½ NE¼ of Section 15, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows: Beginning at the East ¼ corner of said Section 15 as marked by a ½ inch iron pin; thence N 00° 24' 00" W along the East line of said Section 15, 250.00 feet to a P.K. Nail; thence S 89° 07' 15" W 30.00 feet to a 5/8" iron pin with Tru-Line Surveying Plastic Cap on the West right-of-way line of Godowa Springs Road; thence continuing S 89° 07' 15" W 348.48 feet to a 5/8" iron pin with Tru-Line Surveying Plastic Cap; thence S 00° 24' 00" East 247.00 feet to a 5/8" iron pin with Tru-Line Surveying Plastic Cap; thence continuing S 00° 24' 00" East 3 feet,

(If space insufficient, continue description on additional page)

The true and actual consideration of the transfer, set forth in said Land Sale Agreement is \$38,000.00, 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 June 16, 2008.

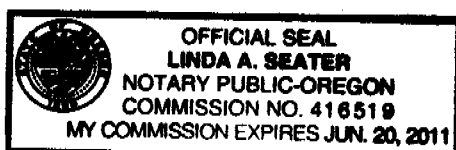
THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED HEREIN IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED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

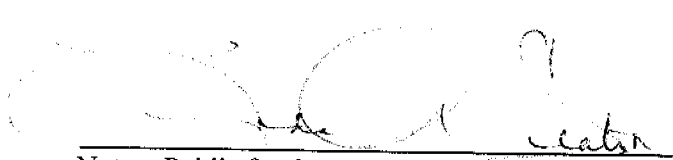

Michael R. Markus, Klamath County Surveyor

State of Oregon)
County of Klamath)

This instrument was acknowledged before me on June 16, 2008, by Michael R. Markus, as Klamath County Surveyor, duly authorized and directed to sign this instrument in lieu of the Chairman of the Board of County Commissioners of Klamath County, Oregon, and the duly elected, qualified and acting Commissioners, respectively, of said County and State; and said Klamath County Surveyor acknowledged said instrument to be the free act and deed of said County.

(SEAL)




Notary Public for Oregon
My Commission Expires: 20, 2011

(Continue description)

more or less, to the South line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 15; thence Easterly 378.48 feet to the point of beginning, including the area in Godowa Springs Road.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record