

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

Modoc Point Properties, LLC
P O Box 7362
Klamath Falls, OR 97602
VENDEE(S) NAME & ADDRESS

Modoc Point Properties, LLC
P O Box 7362
Klamath Falls, OR 97602
AFTER RECORDING RETURN TO:

Modoc Point Properties, LLC
P O Box 7362
Klamath Falls, OR 97602
**Until a change is requested all tax statements
shall be sent to the following address:**

2009-006521
Klamath County, Oregon



05/08/2009 09:16:19 AM

Fee: \$21.00

MEMORANDUM OF LAND SALE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that on April 30, 2009, **Klamath County**, a Political subdivision of the State of Oregon, as vendor and **Modoc Point Properties, 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:

Lot 13, Modoc Point, according to the official plat thereof on file in the office of the County Clerk of 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 \$20,000.00, 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 5, 2009.

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 that, in farm or forest zones, may not authorize construction or siting of a residence and that limit lawsuits against farming or forest practices, as defined in ORS 30.930, in all zones. Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007. 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 that the unit of land being transferred is a lawfully established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to verify the existence of fire protection for structures and to inquire about the rights of neighboring property owners, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007.

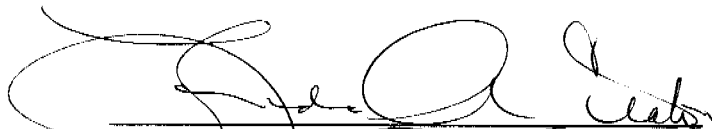

Michael R. Markus, Klamath County Surveyor

State of Oregon)
County of Klamath)

This instrument was acknowledged before me on May 5, 2009, 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 and Commissioner 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