

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

Valerie A. Bowen
3354 Hazel St
Pollock Pines, CA 95726
VENDEE(S) NAME & ADDRESS

Valerie A. Bowen
3354 Hazel St
Pollock Pines, CA 95726
AFTER RECORDING RETURN TO:

Valerie A. Bowen
3354 Hazel St
Pollock Pines, CA 95726
**Until a change is requested all tax statements
shall be sent to the following address:**

2010-006761
Klamath County, Oregon



06/03/2010 11:33:19 AM

Fee: \$37.00

MEMORANDUM OF LAND SALE AGREEMENT

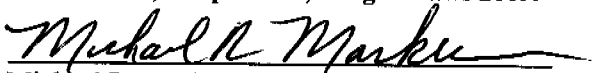
KNOW ALL MEN BY THESE PRESENTS, that on May 27, 2010, **Klamath County**, a Political subdivision of the State of Oregon, as vendor and **Valerie A. Bowen**, as vendee(s) made and entered into a certain Land Sale Agreement wherein said vendor agreed to sell to said vendee(s) and the latter agreed to 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 of that portion of the following described property lying within the SE¼ of Section 10, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the SE corner of the NW¼ of the NE¼ of said section; thence S 29° 22' 42" W a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a contract to Len K. Osborn recorded October 2, 1977, in Volume M77, Page 20282, Deed Records of Klamath County, Oregon; thence S 04° 53' 43" E along the boundary line of said Osborn tract a distance of 1005.07 feet to the most Southerly SW corner thereof; thence N 88° 12' 19" E along the Southerly line of said Osborn tract a distance of 1045.42 feet to an intersection with the centerline of an existing Indian Service Road; thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1800.00 feet and a central angle of 26° 14' 12", (the radial point bears N 83° 12' 19" E) a distance of 842.56 feet; thence continuing along said centerline, N 24° 26' 31" E a distance of 607.89 feet to the most Easterly corner of said Osborn tract; thence N 67° 34' 10" W along the boundary line of Osborn tract a distance of 1163.24 feet to the point of beginning. 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 \$5,800.00, 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 1, 2010.

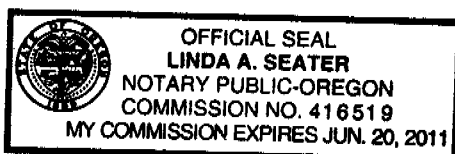
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009. Before signing 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009.


Michael R. Markus, Klamath County Surveyor

State of Oregon)
County of Klamath)

This instrument was acknowledged before me on June 1, 2010, 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